



## Detached Villa for sale in Marbesa, Marbella

**1,595,000 €**Reference: R4306042   Bedrooms: 6   Bathrooms: 5   Plot Size: 915m<sup>2</sup>   Build Size: 570m<sup>2</sup>   Terrace: 167m<sup>2</sup>



## Costa del Sol, Marbesa

SECOND LINE BEACH MARBELLA. PLOT WITH BUILDING LICENCE APPROVED. READY TO BUILT NOW!!! APPROVAL FOR LICENCE TOOK 22 MONTHS. A stunning 5/6 bed, 5 bath luxury carbon passive Eco villa located second line beach in Marbesa/Marbella. Easy walking distance to several beach restaurants, Nikki Beach Club, the 5 star hotel Don Carlos and the marina of Cabopino.

Square metres built are 570 m2 with covered terraces of 167 m2 and pool of 33.37m2.

Basement includes underground parking for several cars ( 81 m2)with lift access to all floors. There is a Laundry room, gym, home cinema and 1/2 naturally lit bedrooms with shared bathroom

Ground floor; Main entrance with 3 bedrooms & 3 bathrooms ensuite. Lift.

First floor; master bedroom with dressing room & ensuite bathroom (60m2) Stunning sea views. Glass sided heated infinity pool and spacious terrace off master bedroom and living area. Dining area with open plan kitchen separated from living area by wall suspended Italian fire place. Lift. Master suite including bathroom 50 m2 !!

Sun Terrace with Pergola and jacuzzi. Lift, jacuzzi.

The house is built with thermally efficient blocks made of steel and graphite impregnated foam produced by BASF in Germany with insulated concrete floors providing A rating. Windows and doors also have insulation to retain heat and reduce sound.

The house will also have 16 solar panels rated at 6,4kw with 20kw of battery storage controlled via App. Utilities '20kw Battery Storage'

Add 'Infinity' to Pool description

Domotic home control systems via app will include lighting, heating, aircon and pool heating. Entrance gates and garage door will be controlled by remote

Garden with artificial grass trees and shrubs with automated irrigation. Energy Efficient' and ' low maintenance garden'



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift	South East	Cold A/C
Near Transport		Hot A/C
Satellite TV		
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Solarium		
WiFi		
Domotics		
Basement		
Fiber Optic		
Access for people with reduced mobility		
Views	Setting	Condition
Sea	Beachside	Good
Garden	Urbanisation	New Construction
Pool	Close To Sea	
Beach	Close To Shops	
	Close To Schools	
	Beachfront	
Pool	Kitchen	Garden
Heated	Fully Fitted	Private
Private		
Security	Parking	Utilities
Gated Complex	Underground	Electricity
	Covered	Drinkable Water
	More Than One	Photovoltaic solar panels
Category		
Beachfront		
Luxury		
Contemporary		