



## Villa for sale in Marbella

3,695,000 €

Reference: R4801192 Bedrooms: 6 Bathrooms: 6 Plot Size: 847m<sup>2</sup> Build Size: 562m<sup>2</sup> Terrace: 180m<sup>2</sup>





---

## Costa del Sol, Marbella (town)

PROJECT AND LICENSES APPROVED - OFF-PLAN LUXURY ECOLOGICAL VILLA IN MARBESA, MARBELLA, SECOND LINE OF THE BEACH WITH SEA VIEWS This property will be built on 3 floors with a PVE panoramic elevator consisting of an entrance hall, 3 bedrooms with ensuite bathrooms, and a garden with a pool , a few trees and scrubs and a pool. On the first floor, we have the guest toilet, a fully fitted kitchen with all appliances, a living-dining area, the master bedroom with an ensuite bathroom and dressing, and a heated pool. In the basement, there is a big garage, a laundry room fitted with cabinets, a worktop, a sink, a cinema room, 2 bedrooms with a shared bathroom (possibility to add a second bathroom), an installation room, and a distributor. The sunroof has a pergola with a sitting area, BBQ area, and Jacuzzi. Photos of bathrooms and the kitchen are just examples; the final choice will be that of the client! Example of some of the specifications - Interior and exterior floor tiles from GRESPANIA 600x600 or 800X800 or 1200x1200 (Depends on chosen tile) - Bathroom walls with COVERLAM plates (GRESPANIA) 2700X1200 - Bathrooms from ROCA - GEBERIT - VILLEROY-BOCH - Aerothermia/airconditioning - PVE elevator (NO MAINTENANCE) - Underfloor heating in the full villa - Ceiling high windows with a sunken track, 5+5/chamber/4+4 - Invisible ceiling-high doors - Fully fitted kitchen with aluminum frame doors and covered with COVERLAM - Island with COVERLAM no visible joints - White goods from BOSCH or AEG - Heated pool - Shutters in the downstairs bedrooms - Solar panels and 2 lithium batteries of 10kW - Car charger - LED lights in the driveway to the garage and entrance to the villa - Dusk till downlights - Motorised entrance gate and driveway gate We are a construction company, Key-in-Hand, that can design and construct any possibility you can think of. If you do not see a design of us that you like we design a totally new villa for you according to your ideas and input.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Jacuzzi  
Barbeque  
Fiber Optic  
Access for people with reduced mobility  
Gym  
Solarium  
Basement

### Setting

Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Schools  
Close To Sea  
Close To Town  
Town  
Beachfront  
Marina

### Furniture

Optional

### Security

Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

Investment  
Luxury  
With Planning Permission  
Contemporary  
New Development

### Climate Control

Pre Installed A/C  
Cold A/C  
Hot A/C  
U/F/H Bathrooms  
U/F Heating

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
More Than One  
Covered

### Views

Sea  
Panoramic  
Garden  
Pool  
Urban

### Pool

Heated  
Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Solar water heating  
Photovoltaic solar panels  
Telephone