



## Villa for sale in Marbella

3,895,000 €

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  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Jacuzzi  
Barbeque  
Fiber Optic  
Access for people with reduced mobility  
Gym  
Domotics  
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

### 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  
Kitchen-Lounge

### Parking

Underground  
Garage  
Private  
More Than One  
Covered  
EV charge point

### Views

Sea  
Panoramic  
Garden  
Pool  
Urban

### Pool

Heated  
Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Solar water heating  
Photovoltaic solar panels  
Telephone



New Development  
Off Plan  
Beachfront