



## Detached Villa for sale in Marbella Town, Marbella

**1,495,000 €**

Reference: R4955830   Bedrooms: 6   Bathrooms: 4   Plot Size: 450m<sup>2</sup>   Build Size: 230m<sup>2</sup>   Terrace: 80m<sup>2</sup>





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## Costa del Sol, Marbella Town

Located within walking distance to Puerto Banús, this independent villa offers breathtaking panoramic views of the sea and mountains. Currently structured as two separate apartments across two levels with a total of six bedrooms, the property comes with an approved project to transform it into a luxurious three-level villa. The plans include the integration of solar energy for full electricity, heating, water, and air conditioning. Sold as-is, with the Marbella Town Hall-approved building license and architect plans, for €1,495,000, excluding construction completion. Estimated costs to finalize range between €350,000 – €500,000, making it a fantastic opportunity for buyers with a €2 million budget who wish to customize the finishes to their personal taste. Green Energy House Option: The project also offers the possibility of a fully solar-powered home, utilizing innovative ValloSolar tiles and solar pergolas to supply 24/7 energy for all household needs, including electricity, heating, cooling, and EV charging. Additionally, advanced solar panel technology replaces traditional underfloor heating for a more energy-efficient solution. A rare chance to create a dream home in a prime location!



## Features:

### Features

Covered Terrace

Lift

### Views

Sea

Mountain

Panoramic

### Pool

Private

### Utilities

Solar water heating

### Orientation

South West

### Setting

Close To Port

Close To Sea

Close To Shops

Close To Schools

### Garden

Private

### Energy Rating

C

### Climate Control

Air Conditioning

U/F Heating

### Condition

New Construction

### Parking

Private

### CO2 Emission Rating

D