



## Detached Villa for sale in Marbesa, Marbella

**1.700.000 €**

Reference: R4306042   Bedrooms: 6   Bathrooms: 5   Plot Size: 915m<sup>2</sup>   Build Size: 570m<sup>2</sup>   Terrace: 167m<sup>2</sup>





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## 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:

### Caratteristiche

Terrazza coperta  
 Ascensore  
 Vicino ai mezzi di trasporto  
 TV satellitare  
 Ripostiglio  
 Bagno privato  
 Doppio vetro  
 Armadi a muro  
 Solarium  
 Wifi  
 Domotica  
 Seminterrato  
 Fibra ottica  
 Accesso per le persone con mobilità ridotta

### Viste

Mare  
 Giardino  
 Piscina  
 Spiaggia

### Piscina

Riscaldata  
 Privata

### Sicurezza

Complesso residenziale privato

### Categoria

Fronte mare  
 Lusso  
 Contemporary

### Orientamento

Sud  
 Sud -est

### Collocamento

Vicino alla spiaggia  
 Zona urbana  
 Vicino al mare  
 Vicino ai negozi  
 Vicino alle scuole  
 Sulla spiaggia

### Cucina

Completamente arredata

### Parcheggio

Sotterraneo  
 Coperto  
 Più di uno

### Climate Control

Aria condizionata  
 Freddo a/c  
 Caldo a/c

### Condizione

Buona  
 Nuove costruzioni

### Giardino

Privato

### Utility

Elettricità  
 Acqua potabile  
 Pannelli solari