



## Detached Villa for sale in Marbella, 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

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  
Solarium  
WiFi  
Gym  
Utility Room  
Jacuzzi  
Barbeque  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Setting

Beachside  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools  
Beachfront  
Town  
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 Heating  
U/F/H Bathrooms

### Condition

New Construction

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Underground  
Garage  
Private  
Covered  
More Than One

### Views

Sea  
Panoramic  
Garden  
Pool  
Urban

### Pool

Heated  
Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone  
Photovoltaic solar panels  
Solar water heating