



## Frittliggende villa til salgs i Marbesa, Marbella

**1 700 000 €**

Referanse: R4306042 Soverom: 6 Bad: 5 Plottstørrelse: 915m<sup>2</sup> Bebygget areal: 570m<sup>2</sup> Terrasse: 167m<sup>2</sup>





## 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'



## Egenskaper:

### Funksjoner

Dekket terrasse  
Løfte  
Nær transport  
Satellitt -TV  
Lagerrom  
Ensuite bad  
Dobbeltvindu  
Monterte garderober  
Solarium  
Wifi  
Domotikere  
Kjeller  
Fiberoptisk  
Tilgang for personer med redusert mobilitet

### Utsikt

Sjø  
Hage  
Basseng  
Strand

### Basseng

Oppvarmet  
Privat

### Sikkerhet

Inngjerdet kompleks

### Kategori

Strandfront  
Luksus  
Samtidig

### Orientering

Sør  
Sørøst

### Innstilling

Stranden  
Urbanisering  
Nær sjøen  
I nærheten av butikker  
Nær skoler  
Strandfront

### Kjøkken

Fullt montert

### Parkering

Underjordisk  
Dekket  
Mer enn en

### Klimakontroll

Klimaanlegg  
Kald a/c  
Varm a/c

### Betingelse

God  
Nybygg

### Hage

Privat

### Verktøy

Elektrisitet  
Drikkbart vann  
Fotovoltaiske solcellepaneler