



## Detached Villa for sale in Marbella, 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

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  
 Solarium  
 WiFi  
 Gym  
 Utility Room  
 Jacuzzi  
 Barbeque  
 Domotics  
 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  
 Beachfront  
 Luxury  
 Off Plan

### 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



With Planning Permission

Contemporary

New Development