



## Detached Villa for sale in Marbesa, Marbella

1,595,000 €

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



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Domotics  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Garden  
Pool  
Beach

### Pool

Heated  
Private

### Security

Gated Complex

### Category

Beachfront  
Luxury  
Contemporary

### Orientation

South  
South East

### Setting

Beachside  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Beachfront

### Kitchen

Fully Fitted

### Parking

Underground  
Covered  
More Than One

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good  
New Construction

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels