



## Detached Villa for sale in Marbesa, Marbella

1.595.000 €

Referencia: R4306042    Dormitorios: 6    Baños: 5    Terreno: 915m<sup>2</sup>    Construído: 570m<sup>2</sup>    Terraza: 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'



## Características:

### Características

Terraza Cubierta  
Ascensor  
Cerca de Transporte  
TV Satélite  
Trastero - Almacén  
Baño En-Suite  
Doble acristalamiento  
Armarios Empotrados  
Solario  
WiFi  
Domotica  
Sótano  
Fibra óptica  
Access for people with reduced mobility

### Vistas

Vistas al Mar  
Vistas a Jardín  
Vistas a Piscina  
Vistas a Playa

### Piscina

Con Calefacción  
Piscina Privada

### Seguridad

Recinto Cerrado

### Categoría

Frente a la playa  
Lujo  
Contemporáneo

### Orientación

Sur  
Orientación Sureste

### Posición

Lado de la Playa  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Colegios  
Primera línea de Playa

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Párking Cubierto  
More Than One

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente

### Estado

Buen estado de conservación  
Nueva Construcción

### Jardin

Jardín Privado

### Servicios Públicos

Electricidad  
Agua Potable  
Paneles solares fotovoltaicos