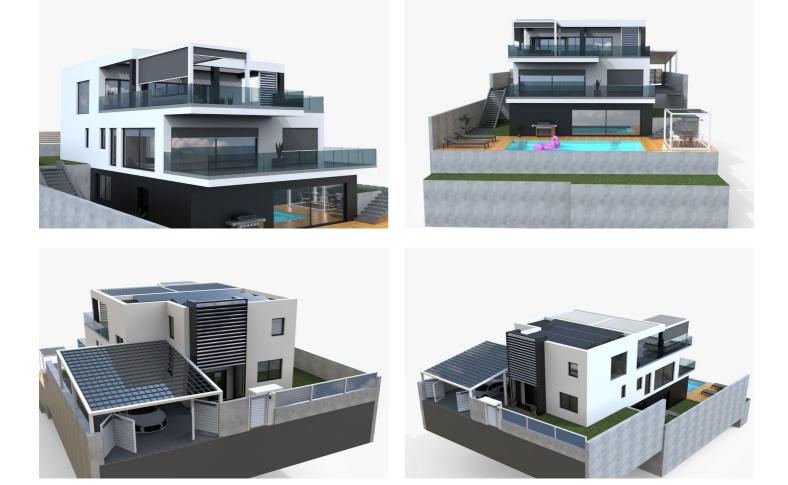




1,495,000 €

## Detached Villa for sale in Marbella, Marbella

Reference: R4955830 Bedrooms: 6 Bathrooms: 4 Plot Size: 450m<sup>2</sup> Build Size: 230m<sup>2</sup> Terrace: 80m<sup>2</sup>







## Costa del Sol, Marbella

Located within walking distance to Puerto Banús, this independent villa offers breathtaking panoramic views of the sea and mountains. Currently structured as two separate apartments across two levels with a total of six bedrooms, the property comes with an approved project to transform it into a luxurious three-level villa. The plans include the integration of solar energy for full electricity, heating, water, and air conditioning. Sold as-is, with the Marbella Town Hall-approved building license and architect plans, for  $\leq 1,495,000$ , excluding construction completion. Estimated costs to finalize range between  $\leq 350,000 - \leq 500,000$ , making it a fantastic opportunity for buyers with a  $\leq 2$  million budget who wish to customize the finishes to their personal taste. Green Energy House Option: The project also offers the possibility of a fully solar-powered home, utilizing innovative ValloSolar tiles and solar pergolas to supply 24/7 energy for all household needs, including electricity, heating, cooling, and EV charging. Additionally, advanced solar panel technology replaces traditional underfloor heating for a more energy-efficient solution. A rare chance to create a dream home in a prime location!





## Features:

Features Covered Terrace Lift Views Sea Mountain Panoramic

Pool Private Utilities Solar water heating **Orientation** South West

Setting Close To Port Close To Sea Close To Shops Close To Schools Garden Private Energy Rating C Climate Control Air Conditioning U/F Heating Condition New Construction

Parking Private CO2 Emission Rating D