



## Detached Villa for sale in Marbella, Marbella

1 495 000 €

Référence: R4955830    Chambres: 6    Bain: 4    Terrain: 450m<sup>2</sup>    Construite: 230m<sup>2</sup>    Terrasse: 80m<sup>2</sup>





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## 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 €1,495,000, excluding construction completion. Estimated costs to finalize range between €350,000 – €500,000, making it a fantastic opportunity for buyers with a €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!



## Spécification:

### Caractéristiques

Terrasse couverte

Ascenseur

### Vues

Mer

Montagne

Panoramique

### Piscine

Private

### Services publics

Chauffage de l'eau solaire

### Orientation

Sud-ouest

### Paramètre

Près du port

Près de la mer

Proche des magasins

Près des écoles

### Jardin

Private

### Cote d'énergie

C

### Climatisation

Climatisation

Chauffage U / F

### Condition

Nouvelle construction

### Parking

Private

### Cote d'émission de CO2

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