



## Detached Villa for sale in Marbella, Marbella

3,790,000 €

Reference: SP0769 Bedrooms: 4 Bathrooms: 5 Plot Size: 823m<sup>2</sup> Build Size: 396m<sup>2</sup> Terrace: 95m<sup>2</sup>





## Costa del Sol, Marbella

### NEW BUILD VILLAS IN MARBELLA

New Build development of Villas in Marbella, located in a unique and privileged environment, where, within walking distance walking distance to, among other things, the sea with its promenade and its different promenade and its different gastronomic offers, San Pedro de Alcántara centre, as well as the famous Puerto Banús.

It is made up of 7 exclusive Villas organised in a gated residential complex gated residential complex, with a very careful architectural design and excellent services.

Its architecture responds to contemporary criteria based on classic lines of great elegance, integrated into its surroundings, with a combination of materials and combination of materials and finishes that have been carefully studied for each area or room of the house.

#### WARDROBES AND DRESSING ROOMS

- In master bedroom, dressing room with LED lighting and functional distribution with drawer units and glass shelves.
- In bedrooms 2, 3 and 4, DICA wardrobes and functional distribution with shelves, drawer units and doors.
- In the entrance hall with shelves, drawer units and doors.

BULTHAUP Kitchen, a company specialised in applying genuine materials of the highest quality to its kitchen systems, chosen for their suitability for use, durability and authenticity, without forgetting ecology and harmony between materials and colours.

The kitchen is completed with SIEMENS STUDIOLINE appliances, high-performance appliances with a modern design that offer a 10-year guarantee on all of them.

#### VIDEO DOOR ENTRY SYSTEM. ACCESS CONTROL SYSTEM.

- Communal video door entry module at the entrance gate to the street.
- Individual modular outdoor IP video door entry module with 1 call button in each home.
- Indoor IP console with touch screen for IP Wifi video door entry systems.

#### AIR CONDITIONING, HEATING AND VENTILATION

- Throughout the house air conditioning with heat pump system and ducts, independent control per room, AIRZONE type integrated in the home automation system. The distribution in the main rooms is carried out by means of linear diffusers integrated into the architecture of the house and grilles, depending on the rooms.
- Underfloor heating on the ground floor and first floor, by aerothermal system, except in all bathrooms, where the underfloor heating will be electric.

Control system integrated in the home automation system with independent thermostats by zones.

- Mechanical ventilation with a system of ducts and extractors that ensures optimum indoor air quality in compliance with the Technical Building Code DB-HS3.

#### LIFT

- Lift with 3 stops for 4 people and capacity for the disabled, from the basement to the first floor.

#### ELECTRIC VEHICLE CHARGING POINTS

- Electric vehicle charging point in the parking area.



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## HOME AUTOMATION SYSTEM (CONTROL SYSTEM)

- Domotic control system designed by ILLUSION with LUTRON equipment to control air conditioning/heating, sound and lighting.

## GARDENS AND IRRIGATION

- Landscaping according to landscaping project and existing trees.
- Automatic irrigation system by zones with sprinklers on lawns and drip irrigation in landscaped areas. 3,000 litre water tank.

## POOL

- Swimming pool of approximately 55m<sup>2</sup>, connecting the house with the garden, in an L-shape up to the balcony of the dining room and with two different depths, for swimming and relaxing. Crossed by the path of garden steps to connect it with the Pool Bar, it has a waterfall from the first floor terrace forming a curtain of water between the pool and the dining room.
- DECK-type areas at one end of the pool for sunbeds or other furniture.

## SECURITY SYSTEM

- Comprehensive security project for the entire development.
- The homes will be equipped with a bidirectional microprocessed alarm centre with total or partial programming, alarm reception centre, GPRS and IP module. Presence sensors in all rooms and siren.
- The arming and disarming of the alarm will be integrated in the home automation system and can be operated from the keypad in the home or the App.
- The alarm system is also equipped with a flood sensor in the installation rooms.
- A CCTV system will be installed around the perimeter of the development and at the entrances to the communal road with SONY 7/3' CCD colour cameras with high power IR Leds, connected to a digital recorder.

## OPTIONAL SOLARIUM

- Access to the solarium by means of the complete staircase and lift, being integrated as another floor of the house.
- The last flight of stairs will be open to the exterior by means of large openings in the façade enclosure.
- Glass railings on the front of the terrace leaving the views of the garden area free.
- Pergolas on the roof at the lift landing and stairs, and in the kitchen/barbecue area.
- Installations for outdoor kitchen and/or barbecue, lighting and power sockets.
- In-ground swimming pool with perimeter bench overlooking the garden of approximately 16m<sup>2</sup>.
- Entertainment area for sunbeds or terrace furniture overlooking the garden.



## Features:

### Features

Beach: 600 Meters  
Private pool  
garden  
Location: Coastal  
Parking - Space  
Near Commercial Center  
Under-Build / Basement  
Double Bedrooms: 4  
Gated  
Number of Parking Spaces: 1  
Near Schools  
WC: 1  
Air Conditioning: Yes  
Elevator/Lift  
Terrace: 95 Msq.  
Useable Build Space: 231 Msq.

### Energy Rating

B

### CO2 Emission Rating

B