



## Detached Villa for sale in Marbesa, Marbella

1 700 000 €

Référence: R4306042    Chambres: 6    Bain: 5    Terrain: 915m<sup>2</sup>    Construite: 570m<sup>2</sup>    Terrasse: 167m<sup>2</sup>





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## 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'



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Télévision par satellite  
Salle de stockage  
Salle de bain attenante  
Double vitrage  
Armoires ajustées  
Solarium  
Wifi  
Domotique  
Sous-sol  
Fibre optique  
Accès aux personnes à mobilité réduite

### Vues

Mer  
Jardin  
Piscine  
Plage

### Piscine

Chauffé  
Private

### Sécurité

Complexe fermé

### Catégorie

En bord de mer  
Luxe  
Contemporary

### Orientation

Sud  
Sud-Est

### Paramètre

En bord de mer  
Urbanisation  
Près de la mer  
Proche des magasins  
Près des écoles  
En bord de mer

### Cuisine

Entièrement équipé

### Parking

Souterrain  
Covered  
Plus d'un

### Climatisation

Climatisation  
Cold A / C  
A / C chaud

### Condition

Bien  
Nouvelle construction

### Jardin

Private

### Services publics

Électricité  
Eau potable  
Panneaux solaires photovoltaïques