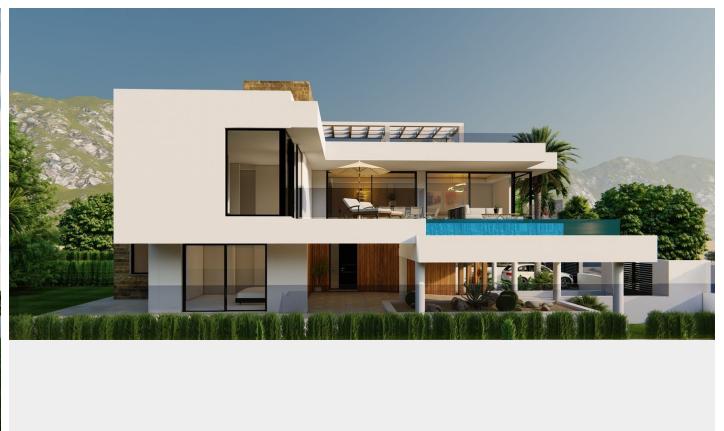


Reference: R4306042



WWW.VIVI-REALESTATE.COM
WWW.VIVI-HOMES.COM



Detached Villa in Marbesa

Price **€ 1,595,000**

Bedrooms	6
Bathrooms	5
Build Size	570 m²
Terrace	167 m²
Plot Size	1652 m²

SETTING

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Shops
- ✓ Urbanisation

ORIENTATION

- ✓ South East
- ✓ South

CONDITION

- ✓ Good
- ✓ New Construction

POOL

- ✓ Private
- ✓ Heated

CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

VIEWS

- ✓ Sea
- ✓ Beach
- ✓ Garden
- ✓ Pool

FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Domotics
- ✓ Basement
- ✓ Fiber Optic

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Private

SECURITY

- ✓ Gated Complex

PARKING

- ✓ Underground
- ✓ Covered
- ✓ More Than One

UTILITIES

✓ Electricity ✓ Drinkable Water ✓ Photovoltaic solar panels

CATEGORY

✓ Beachfront ✓ Luxury ✓ Contemporary

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'

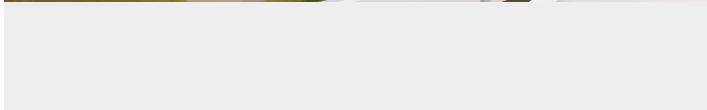
Add 'Infinity' to Pool description

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'

[View Property Online](#)

GALLERY



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