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## HAUS 6 SCHLAFRÄUME 6 BÄDER IN MARBESA

📍 Marbesa

REF# V4629580 **3.295.000 €**

BETTEN

6

BÄDER

6

GEBAUT

562 m<sup>2</sup>

GRUNDRISS

847 m<sup>2</sup>

TERRACE

180 m<sup>2</sup>

PROJECT AND LICENSES APPROVED – OFF-PLAN LUXURY ECOLOGICAL VILLA IN MARBESA, MARBELLA, SECOND LINE OF THE BEACH WITH SEA VIEWS

This property will be built on 3 floors with a PVE panoramic elevator consisting of an entrance hall, 3 bedrooms with ensuite bathrooms, and a garden with a pool, a few trees and scrubs and a pool.

On the first floor, we have the guest toilet, a fully fitted kitchen with all appliances, a living-dining area, the master bedroom with an ensuite bathroom and dressing, and a heated pool. In the basement, there is a big garage, a laundry room fitted with cabinets, a worktop, a sink, a cinema room, 2 bedrooms with a shared bathroom (possibility to add a second bathroom), an installation room, and a distributor. The sunroof has a pergola with a sitting area, BBQ area, and Jacuzzi.

Photos of bathrooms and the kitchen are just examples; the final choice will be that of the client!

Example of some of the specifications,

– Interior and exterior floor tiles from GRESPANIA 600x600 or 800X800 or 1200x1200 (Depends on chosen tile)



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- Bathroom walls with COVERLAM plates (GRESPLANIA) 2700X1200
- Bathrooms from ROCA – GEBERIT – VILLEROY-BOCH
- Aerothermia/airconditioning
- PVE elevator (NO MAINTENANCE)
- Underfloor heating in the full villa
- Ceiling high windows with a sunken track, 5+5/chamber/6+6
- Invisible ceiling-high doors
- Fully fitted kitchen with aluminum frame doors and covered with COVERLAM
- Island with COVERLAM 3600X1600 no visible joints
- White goods from BOSCH
- Heated pool
- Shutters in the downstairs bedrooms
- Solar panels and 1 lithium battery of 10kW
- Car charger
- LED lights in the driveway to the garage and entrance to the villa
- Dusk till downlights
- Motorised entrance gate and driveway gate

We are a construction company, Key-in-Hand, that can design and construct any possibility you can think of. If you do not see a design of us that you like we design a totally new villa for you according to your ideas and input.

Although we prefer to construct ecological building, we can construct from traditional construction to ecological constructions it all depends on you.





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