



Sales - House - Marbesa
1.595.000€

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Ref.-ID: MIBGR4306042

IBI: 1,380 EUR / year

Marbesa



6



5



570 m²

House



915 m²

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'

Setting	Orientation	Condition	Pool	Climate Control	Views
<input checked="" type="checkbox"/> Beachfront <input checked="" type="checkbox"/> Beachside <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Close To Schools <input checked="" type="checkbox"/> Urbanisation	<input checked="" type="checkbox"/> South East <input checked="" type="checkbox"/> South	<input checked="" type="checkbox"/> Good <input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/> Heated	<input checked="" type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> Hot A/C <input checked="" type="checkbox"/> Cold A/C	<input checked="" type="checkbox"/> Sea <input checked="" type="checkbox"/> Beach <input checked="" type="checkbox"/> Garden <input checked="" type="checkbox"/> Pool
Features	Kitchen	Garden	Security	Parking	Utilities
<input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Lift <input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> Solarium <input checked="" type="checkbox"/> Satellite TV <input checked="" type="checkbox"/> WiFi <input checked="" type="checkbox"/> Storage Room <input checked="" type="checkbox"/> Ensuite Bathroom <input checked="" type="checkbox"/> Access for people with reduced mobility <input checked="" type="checkbox"/> Double Glazing <input checked="" type="checkbox"/> Domotics <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Fiber Optic	<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Gated Complex	<input checked="" type="checkbox"/> Underground <input checked="" type="checkbox"/> Covered <input checked="" type="checkbox"/> More Than One	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Drinkable Water <input checked="" type="checkbox"/> Photovoltaic solar panels
Category					
<input checked="" type="checkbox"/> Beachfront <input checked="" type="checkbox"/> Luxury <input checked="" type="checkbox"/> Contemporary					