

## Sales - House - Marbella

**1.995.000€**

**Marbella**

**House**



**4**



**5**



**380 m2**



**113 m2**

MAGNIFICENT VILLA IN EL Higueral in Marbella center. Delivery scheduled for December 2024. New photos with the progress of construction available! The ground and first floors were built at the beginning of April showing a beautiful sea view. The construction of the solarium and pool is scheduled for the end of April 2024. If you want to be next to the center of Marbella but in a quiet area, this villa is what you are looking for! The villa enjoys SPECTACULAR SEA VIEWS AND MOUNTAINS, being able to see the sunrises and sunsets from any corner of the villa and that from the ground floor. With impressive panoramic views of the sea and La Concha, the villa built by a Belgian company and with high quality materials offers a unique construction where security and luxury make this property one of the best properties in the area offering light and panoramic views. With an open design, this 320m2 villa offers comfortable living with the installation of underfloor heating in the living room, bedrooms and bathrooms and is distributed as follows: The ground floor is divided into an entrance hall, 1 bedroom, a full bathroom, a large open-plan living room with a fully equipped American kitchen with Nolte brand and Atag appliances with ceramic hob and built-in extractor hood, oven, microwave, American refrigerator and independent wine cellar, illuminated by full-height windows with direct access to the sunny terrace thanks to its south orientation, the covered entrance porch and the 8.6m\*4m infinity pool where you can enjoy sea views. On the first floor you will find 3 bedrooms, 1 en suite and 2 independent bathrooms. The master bedroom and the second bedroom have access to the south-facing terrace where you can enjoy the panoramic sea view. From that floor you can access the 85m2 solarium where you will find the chill out area and outdoor kitchen with barbecue. The basement offers a garage for 2 vehicles, laundry, a full bathroom, storage room, a multipurpose room and the facilities room. The access ramp to the garage also allows parking for 2 additional cars. Some highlights of this notable property are: - Located in a well-established and quiet residential area that combines proximity to all types of services, the Old Town, the city center, the beach and the La Cañada shopping center. - Old town 2 km - Beach 3 km - Mercadona 1 km - Bus station 1.2 km Here you will find the perfect setting for a quiet and luxurious lifestyle just a stone's throw from everything and with views and orientation to envy.

**Setting**

- ✓ Suburban
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina

**Climate Control**

- ✓ Air Conditioning
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Photovoltaic solar panels

**Orientation**

- ✓ South East
- ✓ South
- ✓ South West
- ✓ West

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Category**

- ✓ Luxury

**Condition**

- ✓ Excellent
- ✓ New Construction

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Games Room
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Domotics
- ✓ Basement
- ✓ Fiber Optic

**Security**

- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

**Pool**

- ✓ Private
- ✓ Heated

**Furniture**

- ✓ Not Furnished

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One







































SECCIÓN 1 TRANSVERSAL



SECCIÓN 1 LONGITUDINAL



PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA

SECCIONES

SITUACIÓN: PARQUE DE LAS MAGNOLIAS, URB. EL HIGÜERAL, N°48, 20800 MARABELLA, YUCALTEQUX

PROMOTOR: BENECOR DESARROLLOS URBANÍSTICOS S.L.

ARQUITECTO: CRISTINA PRIEGO MARTÍNEZ

ESCALA: 1/100

FORMATO: A2

FECHA: 04/07/2022

COMPROBACIÓN

N°COL.: 1531

655.826.076

PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA

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SITUACIÓN: PARQUE DE LAS MAGNOLIAS, URB. EL HIGÜERAL, N°48, 20800 MARABELLA, YUCALTEQUX

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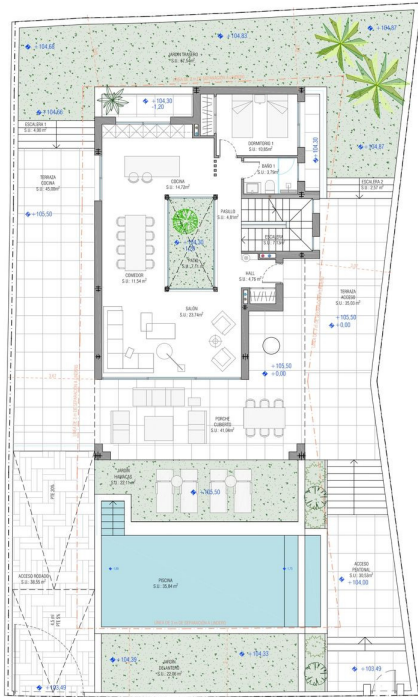
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Emplazamiento

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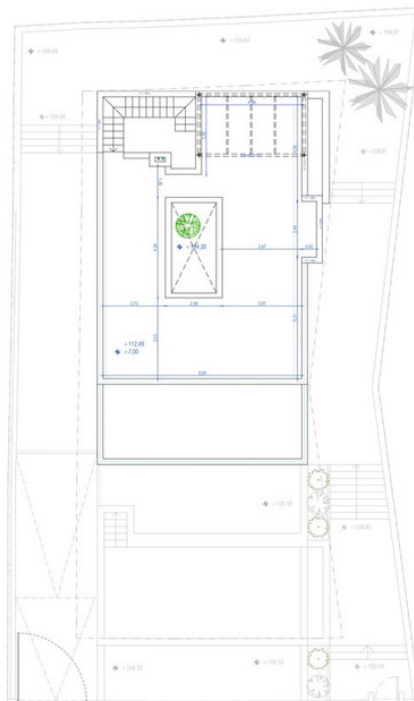
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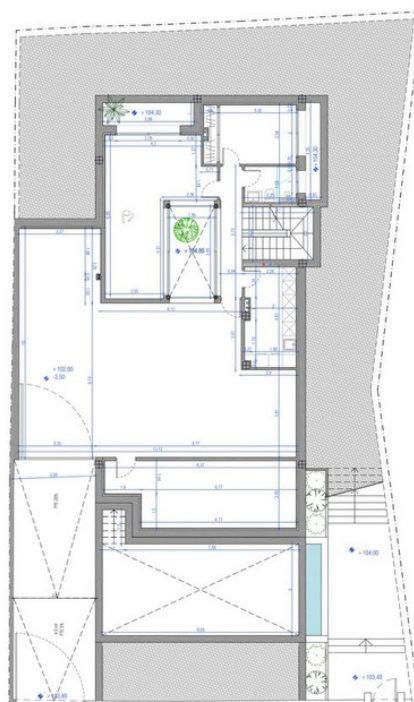




PLANTA CUBIERTA	SUP. (m <sup>2</sup> )	SUP. CONSTRUIDA (m <sup>2</sup> )	SUP. COMPUTABLE (m <sup>2</sup> )
<b>SUPERFICIE ABIERTA DESCUBIERTA</b>			
Estacion	84.94	100.30	
<b>TOTAL SUP. ABIERTA</b>	<b>84.94</b>	<b>100.30</b>	


**PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA**  
**PLANTA CUBIERTA - SUPERFICIES Y COTAS**  
 SITUACIÓN: FRONTE DE LAS MAGNOLIAS, URB. EL HIGUAL, Nº46, 29602 MARRATEL, MÁLAGA  
 PROMOTOR: BIERCHER DESARROLLOS URBANÍSTICOS S.L. COMPROBACIÓN: ☒ **NO**  
 ARQUITECTO: CRISTINA PÉREZ MARTÍNEZ NºCOL.: 1531  
 ESCALA: 1/200  FORMATO: A2 FECHA: 04/01/2022  
 cpm@arquitecturadual.com 655.81.11.11

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PLANTA ESTÁO	SUP. ÚTL (m <sup>2</sup> )	SUP. CONSTRUIDA (m <sup>2</sup> )	SUP. COMPLETAR (m <sup>2</sup> )
<b>SUP. DE LA CERRAJA</b>			
Cerco	86,47		
Sala habitaciones	22,33		
Lavatorio / Baño	6,66		
Pasillo	1,43		
Sala Multiusos	24,18		
Tronera 1	12,39		
Tronera 2	3,64		
<b>TOTAL SUP. CERRAJA</b>	<b>192,02</b>	<b>211,04</b>	<b>6,00</b>
<b>SUPERFICIE ABERTA DESCUBERTA</b>			
Área acceso rotas	38,10	42,49	
Área vegetal 1	2,96	1,68	
Área vegetal 2	2,75	1,43	
Área interior	2,74	2,74	
<b>TOTAL</b>	<b>50,60</b>	<b>58,34</b>	

**AD**  
ARQUITECTURA  
DISEÑO

**PROYECTO BÁSICO Y DE EJECUCIÓN PARA  
VIVIENDA UNIFAMILIAR AISLADA**

**PLANTA SÓTANO - SUPERFICIES Y COTAS**

**SITUACIÓN:** PASEO DE LAS MAGNOLIAS, URB. EL HIGUERAL N°46, 29062 MARIABELLA, MAR  
**PROMOTOR:** HERCIBE DESARROLLOS URBANÍSTICOS S.L. **COMPROBADOR:**

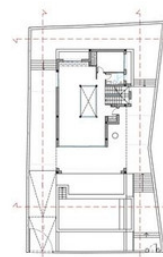
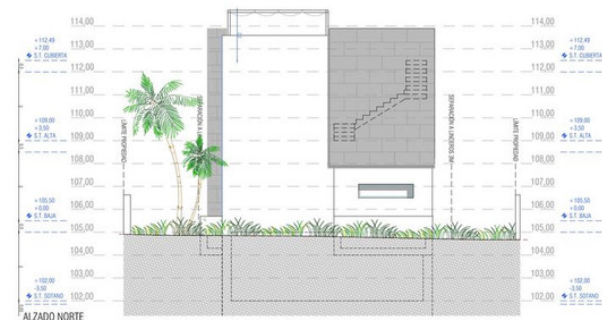
**ARQUITECTO:** CRISTINA PRIERO MARTÍNEZ **NºCOL.:** 11531

**ESCALA:** 1/200 **FORMATO:** A2 **FECHA:** 04/02/2022

**cpm @ arquitecturadual.com** **655.81**

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 VISADO ESTATUTARIO  
16/3/2012 - Nº Exped. 2012/00456/1001  
COLEGIO OFICIAL DE  
ARQUITECTOS DE MÁLAGA



PROYECTO BÁSICO Y DE EJECUCIÓN PARA  
VIVIENDA UNIFAMILIAR AISLADA

SITUACIÓN: PASEO DE LAS MAGNOLIAS, 006, EL INDUSTRIAL Nº46, TORRE MANABELLA, MÁLAGA  
PROYECTISTA: ALZADOS  
PROYECTOR: BENJAMÍN DESARROLLOS URBANÍSTICOS S.L.  
ARQUITECTO: CRISTINA FERRER MARTÍNEZ  
ESCALA: 1/100  
FORMATO: A2  
FECHA: 04/02/2022  
cpm@arquitecturadual.com 655.826.676

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PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA  
SITUACIÓN: PASEO DE LAS MAGNOLIAS, 006, EL INDUSTRIAL Nº46, TORRE MANABELLA, MÁLAGA  
PROYECTISTA: ALZADOS  
PROYECTOR: BENJAMÍN DESARROLLOS URBANÍSTICOS S.L.  
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