



**Sales - Plot - Hacienda Las Chapas**  
**2.925.000€**

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Community: 3,036 EUR / year IBI: 3,979 EUR / year

Rubbish: 278 EUR / year



656 m2



2345 m2

Fully Licensed Contemporary Sea View Villa Project Hacienda Las Chapas is one of the most sought-after and spacious coastal urbanisations in Marbella. Large plots, mature greenery and 24-hour security patrol ensure privacy and tranquillity, while the beach, beach clubs and international schools are just minutes away. Within this setting, Villa Jazmín occupies one of the best positioned and most private plots in the urbanisation. The approved project provides for a luxury contemporary villa with 5 bedrooms, 6 bathrooms, approximately 656 m<sup>2</sup> of built area and more than 480 m<sup>2</sup> of terraces and outdoor living spaces, all designed to maximise the exceptional sea views, privacy and south-west orientation of the plot. The plot of approximately 2.345 m<sup>2</sup> borders directly onto a protected green zone. The open views towards the sea, Gibraltar, Africa and the surrounding nature are permanent. Nothing can be built in front of it. The sale includes the existing villa, a definitive demolition licence, a granted building licence, the complete design by renowned Marbella architect and a detailed contractor quotation. The project is fully prepared and ready for execution. The granted licence allows for the construction of a luxury contemporary villa with 5 bedrooms, 6 bathrooms and a total built area of approximately 656 m<sup>2</sup>. Approximately 392 m<sup>2</sup> are above ground and approximately 268 m<sup>2</sup> form the lower residential level. In addition, more than 480 m<sup>2</sup> of terraces and outdoor space are planned. The lower level is designed as a fully functional living floor. Additional bedrooms, wellness area, gym, cinema or entertainment space can be realised without compromise. This is an integrated residential level within the overall concept. Above ground, the design focuses on open spaces, light and sightlines. Large glass panels connect the living areas directly with the terraces and swimming pool. The design maximises the orientation, privacy and views. The combination of location, protected views, full licensing and a fully developed architectural project makes this a distinctive opportunity within the upper segment of Marbella East.

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Fireplace
- ✓ U/F Heating

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ With Planning Permission

**Orientation**

- ✓ South
- ✓ South West
- ✓ West

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Forest

**Condition**

- ✓ Excellent

**Parking**

- ✓ Covered

**Pool**

- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

















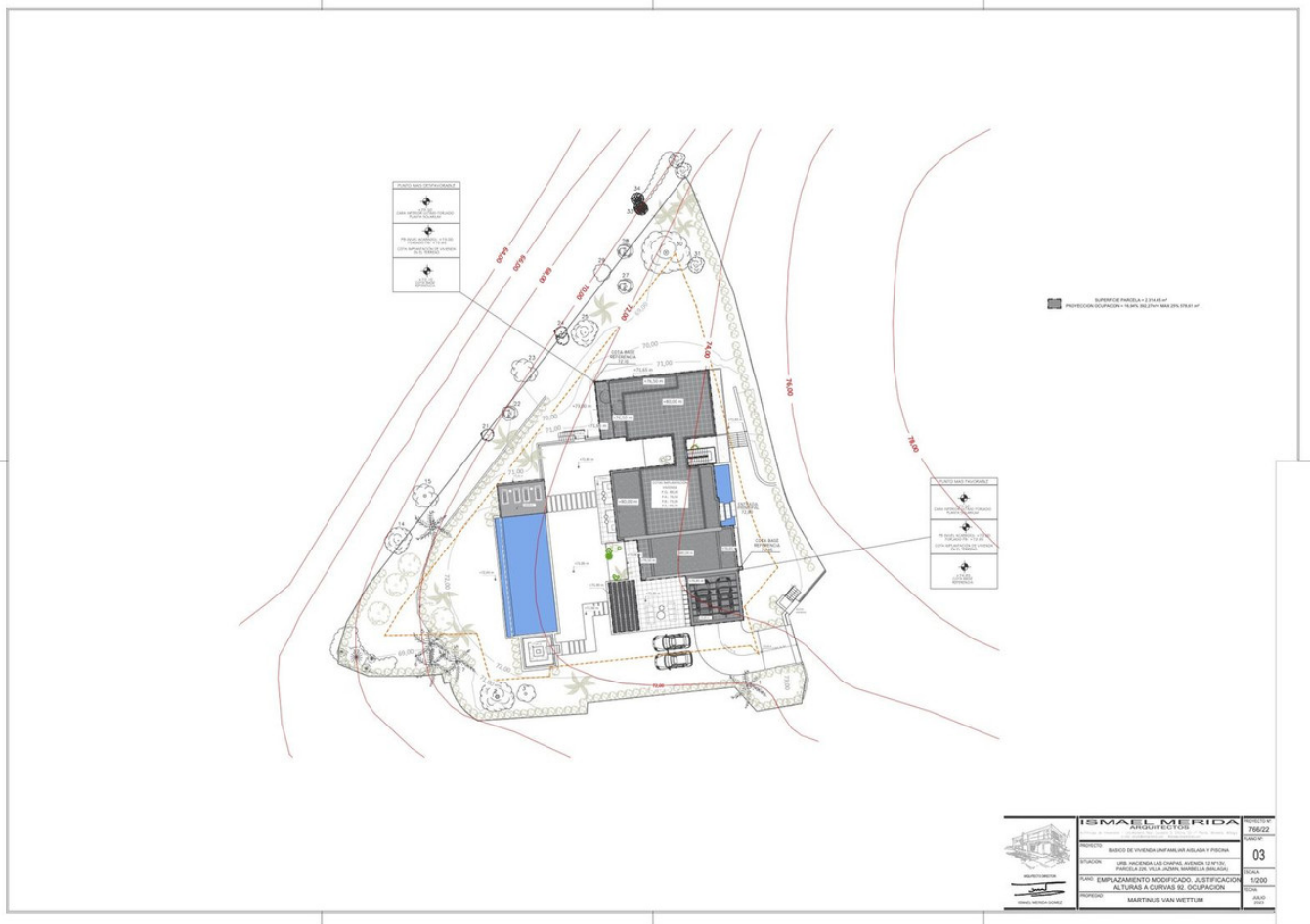








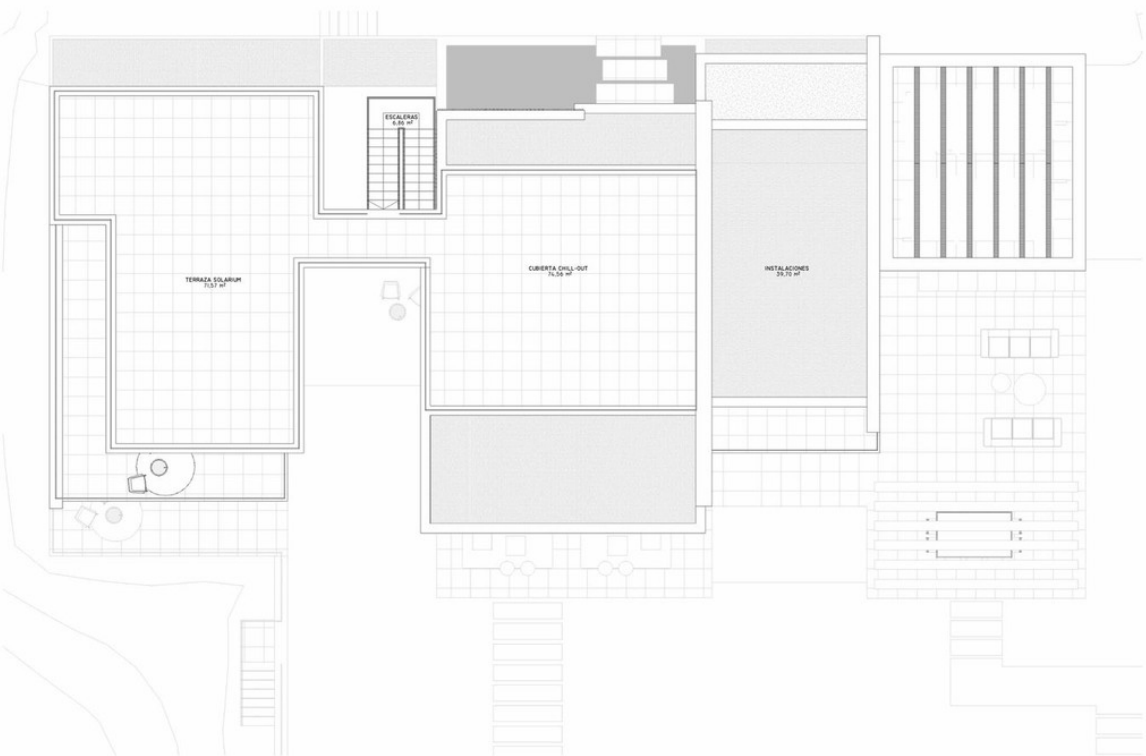








 ISMAEL MERIDA	PROYECTO	BASICO DE VIVIENDA UNIFAMILIAR Y PISCINA	PROYECTO Nº	788-22
	SITUACION	VIA HACIENDA LAS CHOPAL AVENIDA 10 ENTRE PARCELA DEL VILLA JARDIN MARBELLA (MALAGA)	ESCALA	10
PLANO	DISTRIBUCION PLANTA ALTA	FECHA	JUNIO 2023	1:50
PROPIEDAD	MARTINUS VAN WETTUM	PROYECTO	JUNIO 2023	



 ISMAEL MERIDA	PROYECTO	BASICO DE VIVIENDA UNIFAMILIAR Y PISCINA	PROYECTO Nº	788-22
	SITUACION	VIA HACIENDA LAS CHOPAL AVENIDA 10 ENTRE PARCELA DEL VILLA JARDIN MARBELLA (MALAGA)	ESCALA	11
PLANO	DISTRIBUCION PLANTA DE CUBIERTAS	FECHA	JUNIO 2023	1:50
PROPIEDAD	MARTINUS VAN WETTUM	PROYECTO	JUNIO 2023	