

## Продажа - Дом - Marbella

**1.995.000€**

**Marbella**

**Дом**



**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.

**Расположение**

- ✓ Пригородная
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с портом

**Климат-контроль**

- ✓ Кондиционер
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Фотоэлектрические солнечные панели

**ОРИЕНТАЦИЯ**

- ✓ Юго-восток
- ✓ Юг
- ✓ Юго-запад
- ✓ Запад

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

**Сад**

- ✓ Приватный
- ✓ Ландшафтный дизайн
- ✓ Простой в уходе

**Категория**

- ✓ Элитная

**Состояние**

- ✓ Отличное
- ✓ Новое строительство

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Игровая комната
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Умный дом
- ✓ Подвал
- ✓ Оптическое волокно

**меры безопасности**

- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация

**бассейн**

- ✓ Приватный
- ✓ С подогревом

**Мебель**

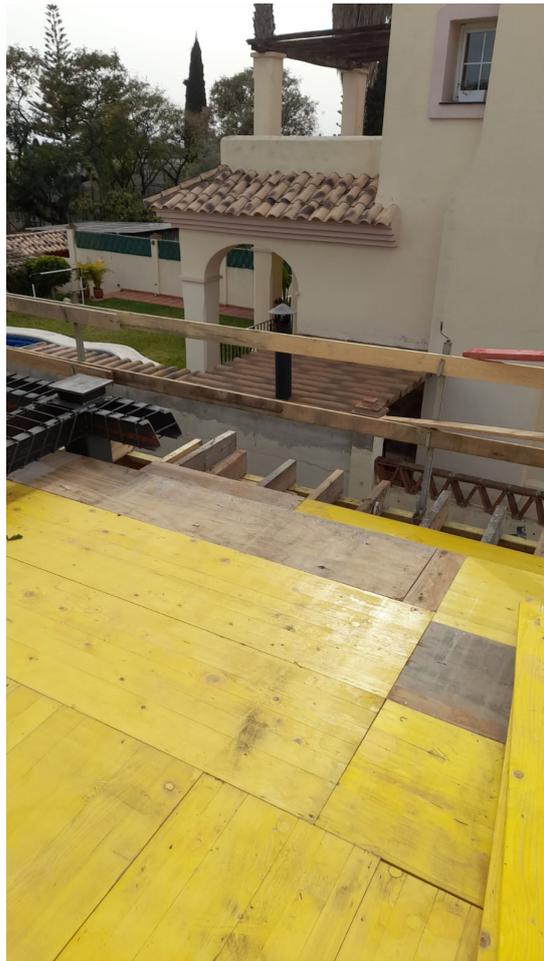
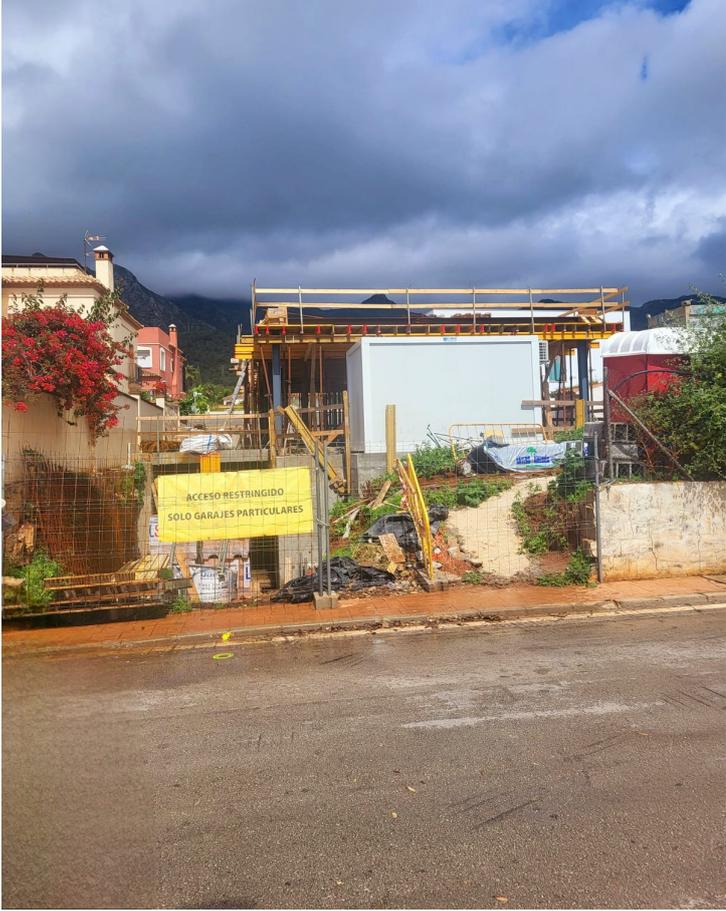
- ✓ Без мебели

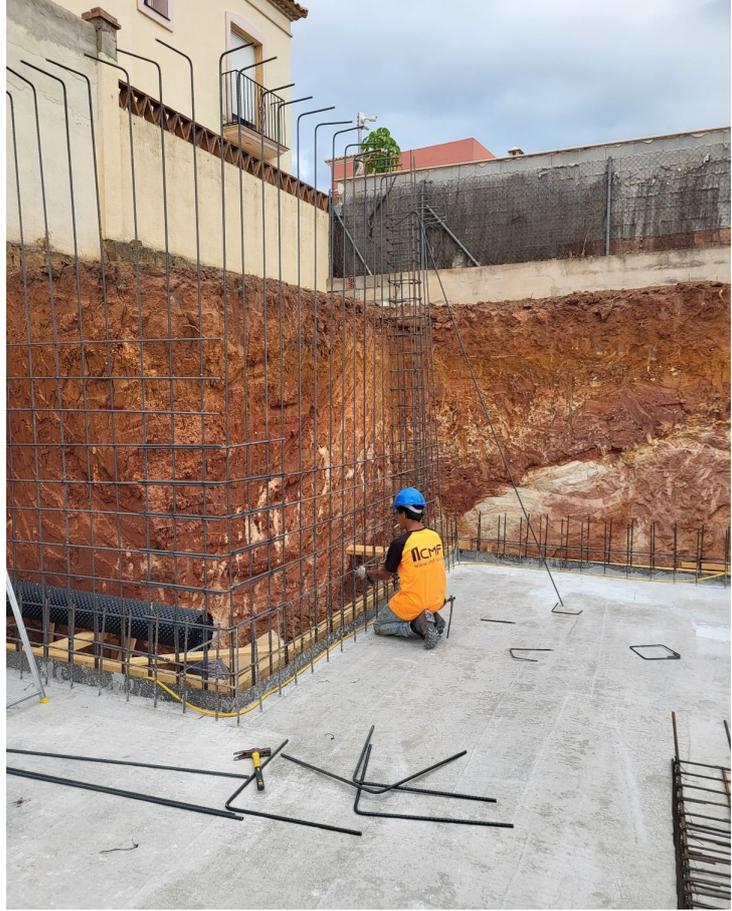
**Парковка**

- ✓ Подземная
- ✓ Гараж
- ✓ С навесом
- ✓ Более чем один









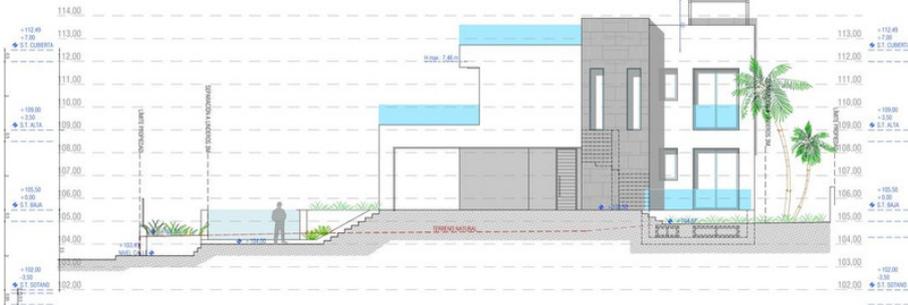




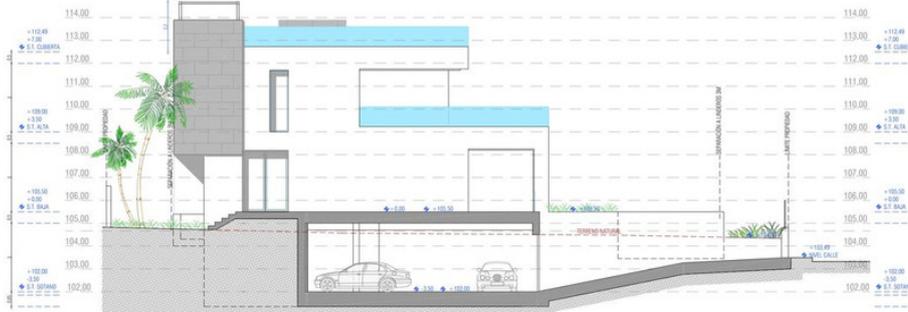




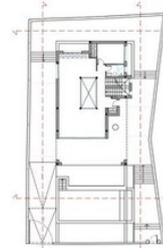




ALZADO ESTE



ALZADO OESTE



AD ARQUITECTOS  
 PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA

ALZADOS

SITUACIÓN: PASEO DE LAS MANGROVAS, 108B, EL INDUSTRIAL, Nº46, 29602 MANABILLA, MÁLAGA

PROMOTOR: BENICOME DE SANABALLAS URBANIZACIONES S.L.

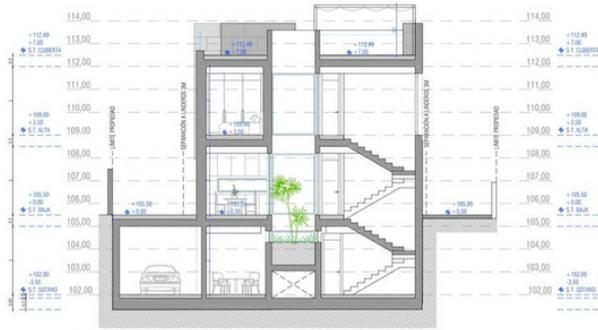
ARQUITECTO: CRISTINA PÉREZ MARTÍNEZ NºCOL.: 1531

ESCALA: 1/100 FORMATO: A2 FECHA: 04/01/2022

cpm@arquitecturadual.com 655.826.076

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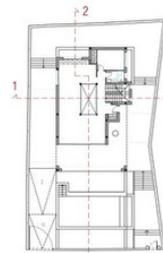
PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA  
 VISADO ESPECIALITARIO  
 COLEGIO OFICIAL DE ARQUITECTOS DE MÁLAGA  
 ARQUITECTO DE MÁLAGA



SECCIÓN 1 TRANSVERSAL



SECCIÓN LONGITUDINAL



AD ARQUITECTOS  
 PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA

SECCIONES

SITUACIÓN: PASEO DE LAS MANGROVAS, 108B, EL INDUSTRIAL, Nº46, 29602 MANABILLA, MÁLAGA

PROMOTOR: BENICOME DE SANABALLAS URBANIZACIONES S.L.

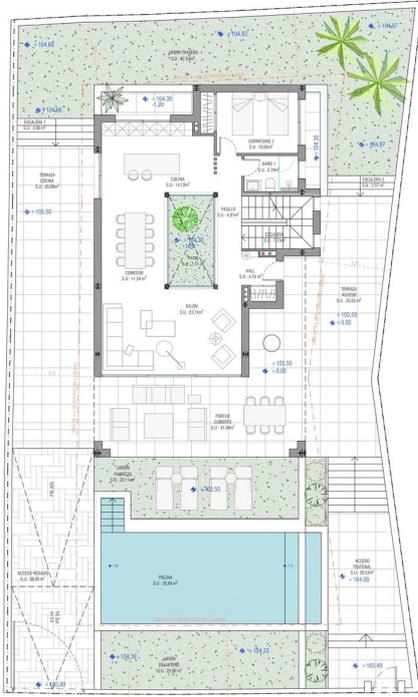
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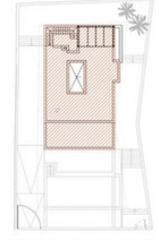
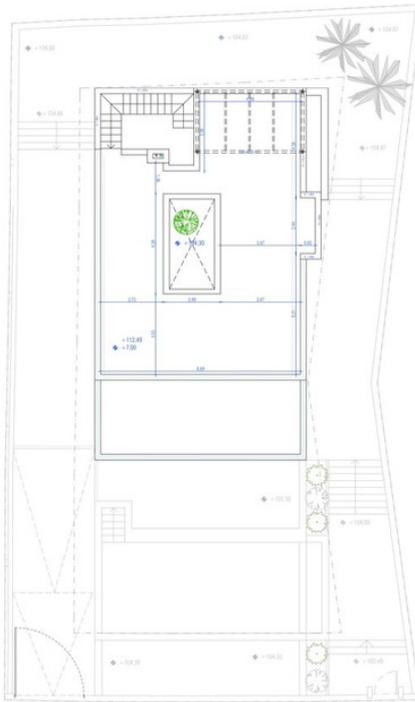
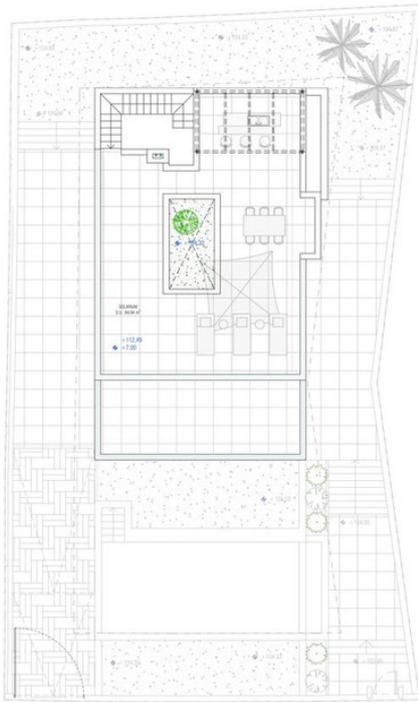
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PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA  
 VISADO ESPECIALITARIO  
 COLEGIO OFICIAL DE ARQUITECTOS DE MÁLAGA  
 ARQUITECTO DE MÁLAGA



**PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA**  
**Emplazamiento**  
 SITUACIÓN: PASO DE LAS MAGNOLIAS, CP. EL HIGUAL, 29600 MARBELLA, MÁLAGA  
 PROMOTOR: BENCIÓN DESARROLLOS URBANÍSTICOS S.L.  
 ARQUITECTO: CRISTINA PÉREZ MARTÍNEZ  
 ESCALA: 1/100  
 FORMATO: A3  
 FECHA: 04/01/2022  
 cpm@arquitecturadual.com 655.826.076

03  
 VISADO ESTADÍSTICO  
 El presente plano cumple con los requisitos de la Ley 14/2007 de Ordenación Urbana, Urbanística y Vivienda y de la Ley 2/2009 de Ordenación del Territorio, Urbanística y Vivienda.  
 MARBELLA, 04/01/2022  
 ARQUITECTOS DE MÁLAGA



SUPERFICIE COMPUTABLE A EFECTOS DE OCUPACIÓN : 142,60 m<sup>2</sup>

PLANTA CUBIERTA	SUP. ÚTIL (m <sup>2</sup> )	SUP. CONSTRUIDA (m <sup>2</sup> )	SUP. COMPUTABLE (m <sup>2</sup> )
SUPERFICIE ÁREAS DE COBERTURA	64,94	100,30	
TOTAL SUP. ÁREAS			142,60

**PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA**  
**PLANTA CUBIERTA - SUPERFICIES Y COTAS**  
 SITUACIÓN: PASO DE LAS MAGNOLIAS, CP. EL HIGUAL, 29600 MARBELLA, MÁLAGA  
 PROMOTOR: BENCIÓN DESARROLLOS URBANÍSTICOS S.L.  
 ARQUITECTO: CRISTINA PÉREZ MARTÍNEZ  
 ESCALA: 1/200  
 FORMATO: A2  
 FECHA: 04/01/2022  
 cpm@arquitecturadual.com 655.826.076

06  
 VISADO ESTADÍSTICO  
 El presente plano cumple con los requisitos de la Ley 14/2007 de Ordenación Urbana, Urbanística y Vivienda y de la Ley 2/2009 de Ordenación del Territorio, Urbanística y Vivienda.  
 MARBELLA, 04/01/2022  
 ARQUITECTOS DE MÁLAGA

