



## 6 Bed Villa (Detached) For Sale

**€4,250,000**

**Marbesa, Costa del Sol**

**Ref: R4629580**

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,...

Telephone: +34 637 87 73 78

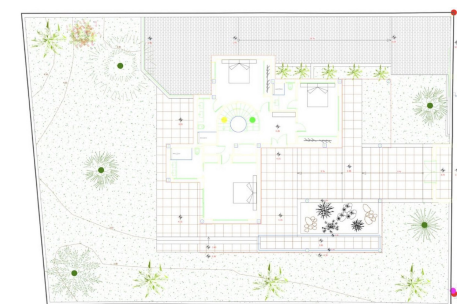
Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

*BanusImmo*  
MARBELLA



# Gallery



Telephone: +34 637 87 73 78

Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuizcuz, La Azalia 1 -1B, 29679, Benahavis

*BanusImmo*  
MARBELLA

# Property Description

**Location:** Marbesa, Costa del Sol, Spain

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)
- Bathroom walls with COVERLAM plates (GRESPANIA) 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.

Available systems:

- Ecological build with ICF blocks (Minimum A energy certificate)
- Ecological Steel Frame (Minimum A energy certificate)

- Traditional construction (B or C energy certificate)

Telephone: +34 637 87 73 78

Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

*BanusImmo*<sup>®</sup>  
MARBELLA

# Additional Info

For Sale	Beds: 6	Baths: 6
Type: Villa (Detached)	Area: 742 sq m	Land Area: 847 sq m
Garden	Pool	Setting: Beachside
Close To Sea	Close To Schools	Urbanisation
Orientation: East	South East	South
South West	West	Condition: New Construction
Pool: Private	Heated	Climate Control: Air Conditioning
Hot A/C	Cold A/C	Fireplace
U/F Heating	U/F/H Bathrooms	Views: Sea
Panoramic	Garden	Pool
Urban	Street	Covered Terrace
Lift	Fitted Wardrobes	Private Terrace
Solarium	WiFi	Gym
Games Room	Utility Room	Ensuite Bathroom
Access for people with reduced mobility	Jacuzzi	Barbeque

Double Glazing	Domotics	Basement
Fiber Optic	Handicap access	Furniture: Optional
Kitchen: Fully Fitted	Garden: Private	Easy Maintenance
Security: Electric Blinds	Entry Phone	Alarm System
Safe	Parking: Underground	Garage
More Than One	Private	Utilities: Drinkable Water
Telephone	Solar water heating	Category: Beachfront
Investment	Luxury	Off Plan
With Planning Permission	Contemporary	Built Area : 742 sq m
Land Size : 847 sq m		

Telephone: +34 637 87 73 78

Email: [info@banusimmo.com](mailto:info@banusimmo.com)

La Reserva Del Alcuizcuz, La Azalia 1 -1B, 29679, Benahavis