

Detached Villa for sale in Nueva Andalucía, Marbella

1,495,000 €

Reference: R4256170 Bedrooms: 6 Bathrooms: 4 Plot Size: 450m² Build Size: 230m² Terrace: 80m²













Costa del Sol, Nueva Andalucía

Walking distance to Puerto Banus with panoramic views to sea and mountains.

Independent villa currently with 2 apartments on two levels with 6 bedrooms.

Has an approved project for additional floor making it into a three level luxury villa. Plans include installation of solar power for all electricity, heating, water and air conditioning. Sold as is with the approved building license by Marbella Town Hall and architect plans but without completion of building works for €1.495.000. Builders have estimated cost to complete 350-500k. Unique opportunity for clients with a budget of €2 million that want finishings to their personal taste.

Green Energy House option: Shown here as Green Energy House with 24/7 solar power using new technology with ValloSolar tiles and solar pergolas providing power for all electricity, heating, cooling and car charging. This option also incorporates new technology in panels that are more efficient than under floor heating and run by solar power.



Features:

Features Orientation **Climate Control Covered Terrace** South Air Conditioning Lift West Pre Installed A/C

South West Cold A/C **Near Transport Private Terrace** Hot A/C Storage Room **Fireplace Fitted Wardrobes Central Heating**

WiFi Gym Jacuzzi Staff Accommodation

Views Setting Condition

Sea Close To Sea Renovation Required

Mountain Close To Shops **Panoramic** Close To Schools Garden Close To Marina

Pool

Pool Security **Parking** Private 24 Hour Security Covered Alarm System

Utilities Category Electricity Luxury

Photovoltaic solar panels With Planning Permission

Solar water heating

Open