



### Designer villa for sale in downtown Marbella

Marbella Area

🏠 House 📏 Plot 1900 m<sup>2</sup> 🏠 Built 929 m<sup>2</sup> 🏠 Terrace 612 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 123241

🔗 On request

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### LOCATION: DOWNTOWN MARBELLA

This amazingly big and modern villa is situated just north of the Piruli (tower at entrance of Marbella). It is therefore walking distance to the center of Marbella, next to all services and amenities. This area is amongst the most sought out areas in Marbella.

### PLOT:

The flat plot of 1900m2 includes a swimming pool and a spacious garden area.

The garden is totally private.

The plot is South facing and therefore enjoys sun all day long.

### THE VILLA:

This 1500 m2 villa is built in the way all houses should be like, functional, domotized to its maximum, practical, with enviable energy coefficients, with water purification systems for drinking and recycling, systems for irrigation, with photovoltaic electricity generation capacity, with heat and air conditioning systems based on solar panels and, of course, it is esthetically beautiful.

#### Basement:

Garage for 5 cars

2 Soundproofed machine rooms, one with recovery and recycling systems for water irrigation and one for the HVAC system,

Underfloor heating and pool heating systems based on solar photothermal panels.

Storage Room

Food Storage equipped with a Liebherr freezer

Wine cellar

Laundry room with Miele Washer and Dryer

Staff bedroom with ensuite bathroom

2 Systems of power generation in case of supply failure

#### Main Floor:

Living & dining room with fireplace

Library or multipurpose room (office, home cinema, etc.)

WC for guests

Kitchen with central island and Miele, Amana and Franke appliances

Main Bedroom with integrated closet and ensuite bathroom

2 Bedrooms with integrated wardrobes, private terrace and their corresponding ensuite bathroom

Room with integrated wardrobe and its corresponding ensuite bathroom

Veranda along the entire south facade  
Spa area with Jacuzzi, Sauna with Turkish Bath integrated system and shower cabin

**Upper terrace:**

Area with the following characteristics:

4 Solar Panels for Hot Water

20 Photothermal solar Panels for the HVAC system and pool heating system

45 Photovoltaic solar panels with a capacity of electricity generation of 8.25 kW, with sales contract already signed.

Well-defined terrace area with spectacular 360 degrees views of the whole of Marbella and the sea.

*Update: originally priced at 3.000.000, now further reduced from 2.200.000 €*



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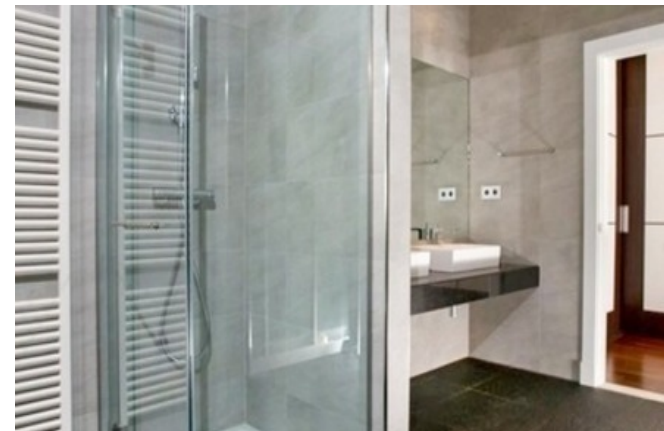
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