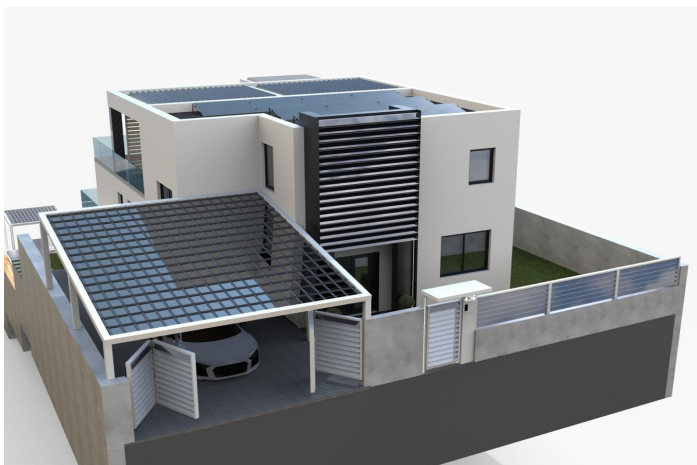


## Detached Villa for sale in Nueva Andalucía, Marbella

**1,495,000 €**

Reference: R4256170 Bedrooms: 6 Bathrooms: 4 Plot Size: 450m<sup>2</sup> Build Size: 230m<sup>2</sup> Terrace: 80m<sup>2</sup>



## 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

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Fitted Wardrobes  
WiFi  
Gym  
Jacuzzi  
Staff Accommodation

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool

### Pool

Private

### Utilities

Electricity  
Photovoltaic solar panels  
Solar water heating

### Orientation

South  
West  
South West

### Setting

Close To Sea  
Close To Shops  
Close To Schools  
Close To Marina

### Security

24 Hour Security  
Alarm System

### Category

Luxury  
With Planning Permission

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Fireplace  
Central Heating

### Condition

Renovation Required

### Parking

Covered  
Open