



**Property type :** Detached Villa

**Location :** Hacienda Las Chapas

**Bedrooms :** 4

**Bathrooms :** 6

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Open private parking

**House area :** 770 m<sup>2</sup>

**Plot area :** 1345 m<sup>2</sup>

- ✓ Close to golf
- ✓ Heated pool
- ✓ Domotics
- ✓ Central heating
- ✓ Basement
- ✓ Solarium
- ✓ Airconditioning
- ✓ Close to sea
- ✓ Gymnasium
- ✓ Fireplace
- ✓ Solar energy
- ✓ Utility room
- ✓ White goods
- ✓ WiFi
- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ Satellite dish
- ✓ Terrace
- ✓ Not furnished



## Spectacular Newly Built Villa Ready to Move In

Presenting a newly constructed house designed to combine luxury, comfort, and environmental efficiency. Recently completed, it is ready to move in, offering a modern and sophisticated lifestyle. Here are its most outstanding features:

### Privileged Location

- Proximity: Only 15 minutes from the airport and Marbella, and 10 minutes from the beach.
- Convenience: Close to essential shops and services, with easy access to the main road, ideal for year-round living, vacations, or investment.

### Layout and Spaces

- Bedrooms: Four spacious and bright bedrooms, perfect for rest and privacy.
- Bathrooms: Four elegant full bathrooms and two additional guest bathrooms, all with high-quality finishes.
- Solarium: An ideal space to relax and enjoy the sun in the privacy of your home.
- Complete Cinema: A cinema room equipped with state-of-the-art technology, including a ceiling with illuminated stars for a unique cinematic experience.
- Complete Sound System: High-fidelity audio installed throughout the house for an unparalleled listening experience.

### Exterior

- Pool: Heated pool with saline chlorination system and Fire Bit technology, ensuring clean and warm water all year round.
- Bioclimatic Pergola: A versatile and adjustable outdoor space for any weather condition.
- Gas Barbecue: Perfect for enjoying barbecues and outdoor gatherings with friends and family.

### Energy Efficiency and Technology

- Photovoltaic Solar Panels: Harness solar energy to reduce your carbon footprint and electricity bills.
- Aerothermal Heat Pump Air Conditioning: Efficient system providing heating and cooling sustainably.
- Underfloor Heating on All Floors: Uniform and comfortable heating throughout the house.
- Complete Home Automation System: Control lighting, security, temperature, and more from anywhere.
- Gas Fireplace with Automatic Ignition: A touch of warmth and elegance with the convenience of automatic ignition.

### Comfort and Security

- Aluminum Carpentry with Thermal Break: Windows with Climalit glass and solar filter, ensuring thermal and acoustic insulation.
- Motion Sensor Lighting: Improved energy efficiency and security.
- Automatic Smart Toilets: Installed on the upper floor, offering maximum comfort and cutting-edge technology.
- Smart Mirrors: With music, heating, and integrated light.
- Motion Sensors in Outlets: Enhancing home efficiency and security.
- Wardrobes with Automatic Televisions: Automated opening and closing for greater convenience and modernity.

### High-End Appliances

- Kitchen and Laundry: Equipped with state-of-the-art appliances, including high-end dishwasher, refrigerator, washer, and dryer with capacities from 8 to 9 kg.

### Parking and Accessibility

- Private Parking: Exclusive access for parking, providing additional security and convenience.

This house not only offers an exceptionally comfortable and luxurious living space but is also built with a strong commitment to sustainability and energy efficiency. Its strategic location, close to points of interest and essential services, makes it an ideal option for year-round living, vacationing, or investing in a high-value property. Additionally, it is priced below market value, representing a unique opportunity to acquire a dream home at an unmatched price.

