



**Property type :** Detached Villa

**Swimming pool :** Private

**House area :** 1640 m<sup>2</sup>

**Location :** Marbella

**Plot area :** 2746 m<sup>2</sup>

**Bedrooms :** 6

**Bathrooms :** 5

- ✓ Fireplace
- ✓ Terrace
- ✓ Barbecue

- ✓ Alarm system
- ✓ Solarium

- ✓ Basement
- ✓ Not furnished

Exclusive opportunity located 500 meters from Puerto Banus.

Its location is privileged and offers direct access to one of the most prestigious and coveted areas of Marbella.

Enjoy beaches, luxury boutiques, fine dining restaurants and a vibrant nightlife just steps from your home.

The properties, spread over a double plot of 2746 m<sup>2</sup> The total built area is 943m<sup>2</sup> distributed in 2 constructions:

- The first one completely built and Mediterranean style.

- The second one is currently at 50%, with the project and building license in force.

- The current buildability is 0.25m<sup>2</sup>/ms, but an increase in buildability to 0.30 m<sup>2</sup>/ms is foreseen according to the latest modification of the urban planning regulations of the new PGOU of Marbella pending final approval.

Both properties are connected by a large basement of more than 800m<sup>2</sup>, which allows them to be easily integrated to form a single huge villa.

In addition, the property features:

- Consolidated gardens that offer great privacy to each of the buildings.

- Barbecue area

- Guest house

- A large swimming pool

This exclusive villa offers a perfect combination of luxury, privileged location and ample spaces, ideal to enjoy the lifestyle of the Costa del Sol.

For more information please do not hesitate to contact us.

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