

Ref.-ID: MIBGR4599871

Marbella

House



4



5



380 m2



113 m2

MAGNIFICENT VILLA IN EL Higueral in Marbella center. Delivery scheduled for December 2024. New photos with the progress of construction available! The ground and first floors were built at the beginning of April showing a beautiful sea view. The construction of the solarium and pool is scheduled for the end of April 2024. If you want to be next to the center of Marbella but in a quiet area, this villa is what you are looking for! The villa enjoys SPECTACULAR SEA VIEWS AND MOUNTAINS, being able to see the sunrises and sunsets from any corner of the villa and that from the ground floor. With impressive panoramic views of the sea and La Concha, the villa built by a Belgian company and with high quality materials offers a unique construction where security and luxury make this property one of the best properties in the area offering light and panoramic views. With an open design, this 320m2 villa offers comfortable living with the installation of underfloor heating in the living room, bedrooms and bathrooms and is distributed as follows: The ground floor is divided into an entrance hall, 1 bedroom, a full bathroom, a large open-plan living room with a fully equipped American kitchen with Nolte brand and Atag appliances with ceramic hob and built-in extractor hood, oven, microwave, American refrigerator and independent wine cellar, illuminated by full-height windows with direct access to the sunny terrace thanks to its south orientation, the covered entrance porch and the 8.6m*4m infinity pool where you can enjoy sea views. On the first floor you will find 3 bedrooms, 1 en suite and 2 independent bathrooms. The master bedroom and the second bedroom have access to the south-facing terrace where you can enjoy the panoramic sea view. From that floor you can access the 85m2 solarium where you will find the chill out area and outdoor kitchen with barbecue. The basement offers a garage for 2 vehicles, laundry, a full bathroom, storage room, a multipurpose room and the facilities room. The access ramp to the garage also allows parking for 2 additional cars. Some highlights of this notable property are: - Located in a well-established and quiet residential area that combines proximity to all types of services, the Old Town, the city center, the beach and the La Cañada shopping center. - Old town 2 km - Beach 3 km - Mercadona 1 km - Bus station 1.2 km Here you will find the perfect setting for a quiet and luxurious lifestyle just a stone's throw from everything and with views and orientation to envy.

Setting

- ✓ Suburban
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina

Climate Control

- ✓ Air Conditioning
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Photovoltaic solar panels

Orientation

- ✓ South East
- ✓ South
- ✓ South West
- ✓ West

Views

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

Garden

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

Category

- ✓ Luxury

Condition

- ✓ Excellent
- ✓ New Construction

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Games Room
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Domotics
- ✓ Basement
- ✓ Fiber Optic

Security

- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

Pool

- ✓ Private
- ✓ Heated

Furniture

- ✓ Not Furnished

Parking

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One



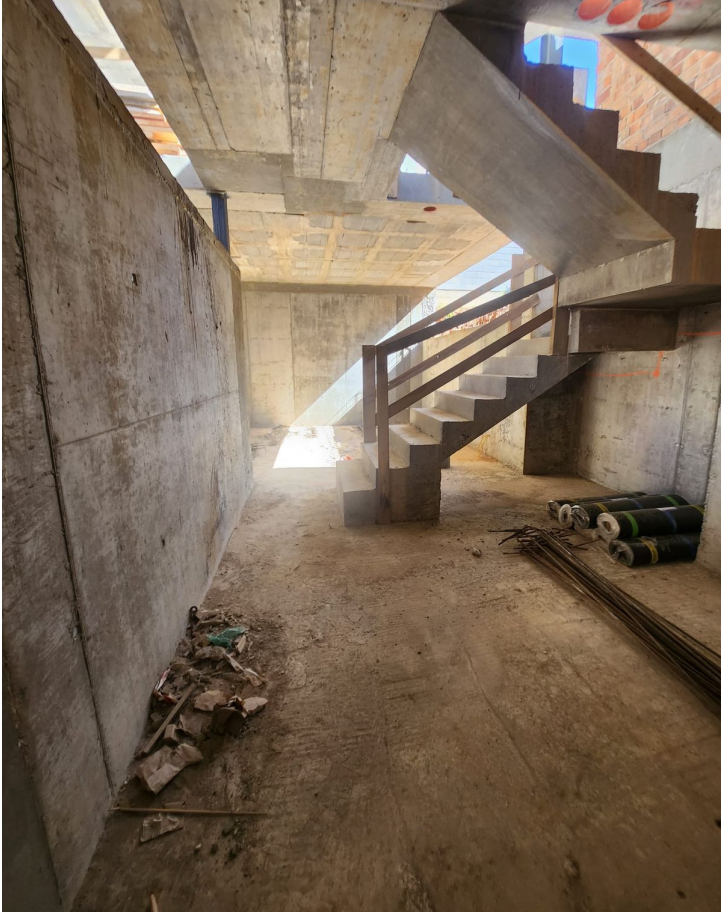












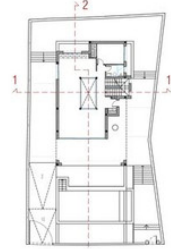








SECCIÓN I TRANSVERSAL



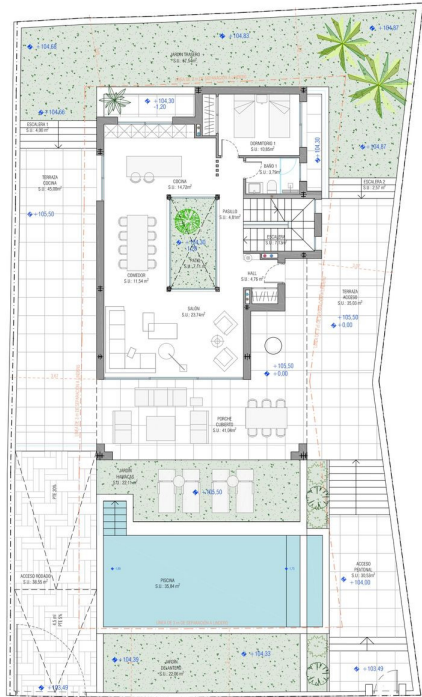
SECCIÓN LONGITUDINAL

AD PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA

SECCIONES 10

SITUACIÓN: PASO DE LAS MAGNOLIAS, URB. EL HIGUERAL, Nº46, 29662 MARABELLA, MÁLAGA	
PROMOTOR: BECERRE DE DESARROLLOS URBANÍSTICOS S.L.	COMPROBACIÓN:
ARQUITECTO: CRISTINA PIÑERO MARTÍNEZ	NºCOL.: 1531
ESCALA: 1/100	FORMATO: A3 FECHA: 04/01/2022
cpm@arquitecturadval.com 655.826.076	

VISADO ESTADÍSTICO
 DIRECCIÓN GENERAL DE REGISTRO DE LA PROPIEDAD
 COLEGIO OFICIAL DE ARQUITECTOS DE MÁLAGA
 Nº 1531

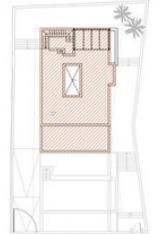
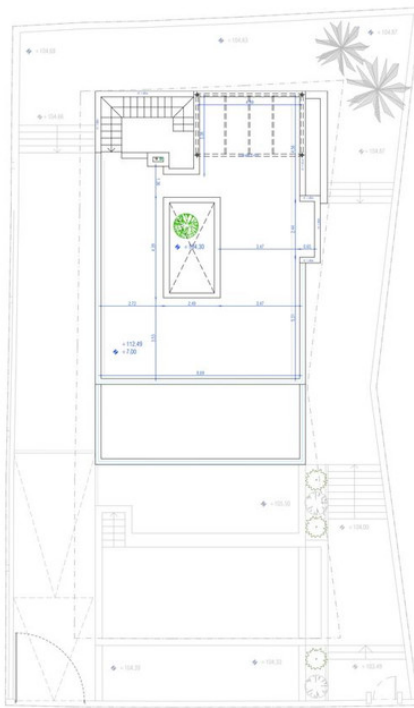
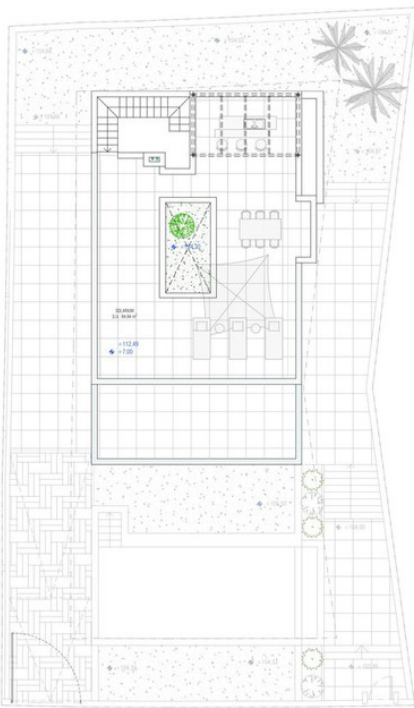


AD PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA

Emplazamiento 03

SITUACIÓN: PASO DE LAS MAGNOLIAS, URB. EL HIGUERAL, Nº46, 29662 MARABELLA, MÁLAGA	
PROMOTOR: BECERRE DE DESARROLLOS URBANÍSTICOS S.L.	COMPROBACIÓN:
ARQUITECTO: CRISTINA PIÑERO MARTÍNEZ	NºCOL.: 1531
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SUPERFICIE COMPUTABLE A EFECTOS DE OCUPACIÓN : 142,60 m²

PLANTA CUBIERTA	SUP. ÚTIL (m ²)	SUP. CONSTRUIDA (m ²)	SUP. COMPUTABLE (m ²)
SUPERFICIE ABIERTA DESDE CUBIERTA	94,93	100,30	
TOTAL SUP. ABIERTA	84,84	150,39	

AD PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA
PLANTA CUBIERTA - SUPERFICIES Y COTAS **06**

SITUACIÓN: PASEO DE LAS MAGNOLIAS, 109B, EL PUEBLO, Nº 46, 29660 SANBARRILLO, MÁLAGA

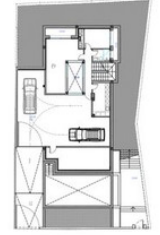
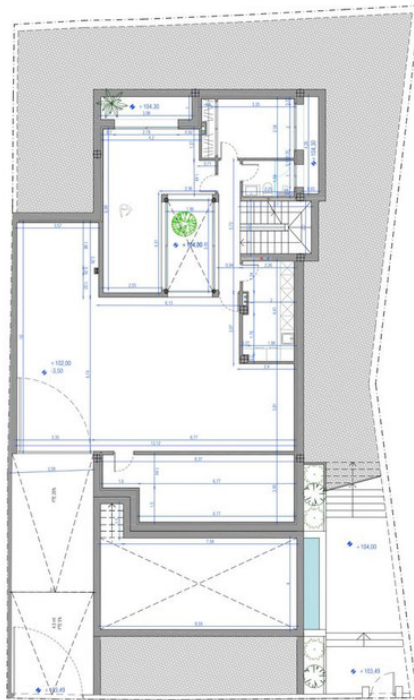
PROMOTOR: BENICOME DE SANBARRILLOS URBANIZADOS S.L.

ARQUITECTO: CRISTINA PÉREZ MARTÍNEZ NºCOL.: 1531

ESCALA: 1:200 FORMATO: A2 FECHA: 04/02/2022

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PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA
 BENICOME DE SANBARRILLOS URBANIZADOS S.L.
 PROMOTOR: BENICOME DE SANBARRILLOS URBANIZADOS S.L.
 ARQUITECTO: CRISTINA PÉREZ MARTÍNEZ NºCOL.: 1531
 COLEGIO OFICIAL DE ARQUITECTOS DE MÁLAGA



SUPERFICIE COMPUTABLE A EFECTOS DE EDIFICABILIDAD PLANTA SÓTANO : 0,00 m²

PLANTA SÓTANO	SUP. ÚTIL (m ²)	SUP. CONSTRUIDA (m ²)	SUP. COMPUTABLE (m ²)
SUPERFICIE CERRADA			
Garaje	80,47		
Sala de Máquinas	21,29		
Lavadero-Trastero	9,60		
Planta	5,45		
Sala Máquinas	24,08		
Planta 1	30,30		
SOL.T.	3,64		
TOTAL SUP. CERRADA	195,82	211,84	0,00
SUPERFICIE ABIERTA DESDE CUBIERTA			
Puerta acceso trastero	38,50	40,40	
Puerta Pista 1	3,96	5,86	
Puerta Pista 2	2,75	4,37	
Subsuelo	7,74	7,74	
TOTAL	53,00	58,36	

AD PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA
PLANTA SÓTANO - SUPERFICIES Y COTAS **07**

SITUACIÓN: PASEO DE LAS MAGNOLIAS, 109B, EL PUEBLO, Nº 46, 29660 SANBARRILLO, MÁLAGA

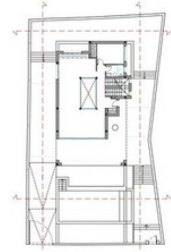
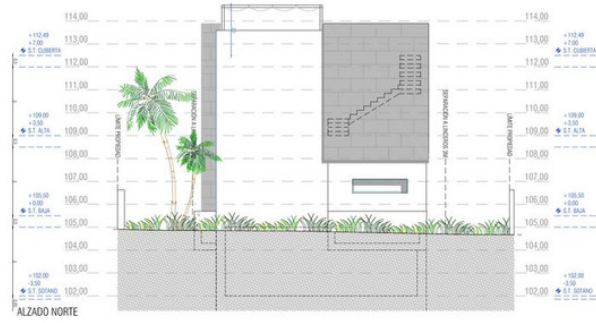
PROMOTOR: BENICOME DE SANBARRILLOS URBANIZADOS S.L.

ARQUITECTO: CRISTINA PÉREZ MARTÍNEZ NºCOL.: 1531

ESCALA: 1:200 FORMATO: A2 FECHA: 04/02/2022

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PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA
 BENICOME DE SANBARRILLOS URBANIZADOS S.L.
 PROMOTOR: BENICOME DE SANBARRILLOS URBANIZADOS S.L.
 ARQUITECTO: CRISTINA PÉREZ MARTÍNEZ NºCOL.: 1531
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AD PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA

ARQUITECTOS ALZADOS 08

SITUACIÓN: PASEO DE LAS MANGROVAS, 109B, EL INDUSTRIAL, Nº46, 29660 MARABELLA, MÁLAGA	COMPROBACIÓN:
PROMOTOR: BERCONE DE SARRIOLLOS URBANIZADOS S.L.	
ARQUITECTO: CRISTINA PÉREZ MARTÍNEZ	NºCOL.: 1551
ESCALA: 1/100	FORMATO: A3 FECHA: 04/03/2022

cpm@arquitectosadval.com 655.826.076

PROYECTO BÁSICO Y DE EJECUCIÓN PARA VIVIENDA UNIFAMILIAR AISLADA
 PROMOTOR: BERCONE DE SARRIOLLOS URBANIZADOS S.L.
 ARQUITECTO: CRISTINA PÉREZ MARTÍNEZ
 N.º COL.: 1551
 ESCALA: 1/100
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