

Ref.-ID: MIBGR4868467

Hacienda Las Chapas

Участок



1721 m2

EXCLUSIVE PLOT IN EAST MARBELLA FOR A LUXURY VILLA Located in one of the most prestigious residential areas of Hacienda Las Chapas, East Marbella, this 1,721 m<sup>2</sup> plot offers a unique opportunity to develop a fully customized luxury villa. The plot comes with a preliminary project, topographical, and geotechnical studies, providing a solid foundation for the design and construction, while still allowing great flexibility to adapt it to your needs and preferences. PROJECT DETAILS: • Total built area: 547 m<sup>2</sup> distributed over 3 levels. • Living area: 410 m<sup>2</sup>, designed to maximize comfort and brightness, with spacious and modern spaces. • Outdoor terraces: 164 m<sup>2</sup>, ideal for enjoying Marbella's climate and views. • Basement and underground areas: 292 m<sup>2</sup>, perfect for a private garage, gym, wine cellar, home cinema, or other exclusive facilities. ADDITIONAL ADVANTAGES: • Distribution over 3 levels, optimizing the interaction between indoor and outdoor spaces, offering a seamless luxury living experience. • Strategically located, just 2.5 kilometers from prestigious schools, supermarkets, and other essential services, ensuring convenience and easy access to daily needs. • The plot is located in Hacienda Las Chapas, one of Marbella's most exclusive residential areas, renowned for its natural green surroundings, featuring lush pine trees and Mediterranean vegetation that provide privacy and a peaceful atmosphere. In addition, the urbanization offers a high level of 24-hour security, ensuring residents' peace of mind. URBANIZATION BENEFITS: • Privacy and security: A gated community with 24-hour surveillance, guaranteeing the safety and tranquility of its residents. • Green and natural environment: Surrounded by lush green areas and native trees, offering a relaxed and healthy atmosphere. • Proximity to the beach and services: Only 5-10 minutes from some of the best beaches on the Costa del Sol, and close to supermarkets, international schools, and restaurants, allowing you to enjoy nature without giving up on convenience. This combination of luxury, a prime location in Hacienda Las Chapas, and proximity to key services makes this plot ideal for those looking to build a unique property, custom-designed to reflect a sophisticated lifestyle, surrounded by nature, and with all amenities within reach.

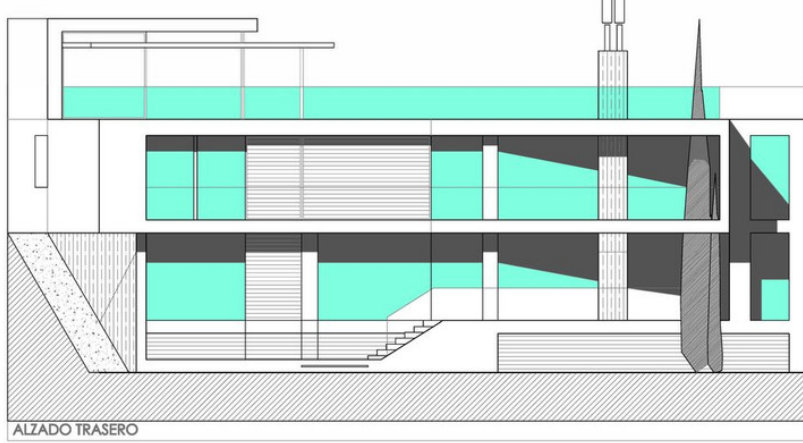




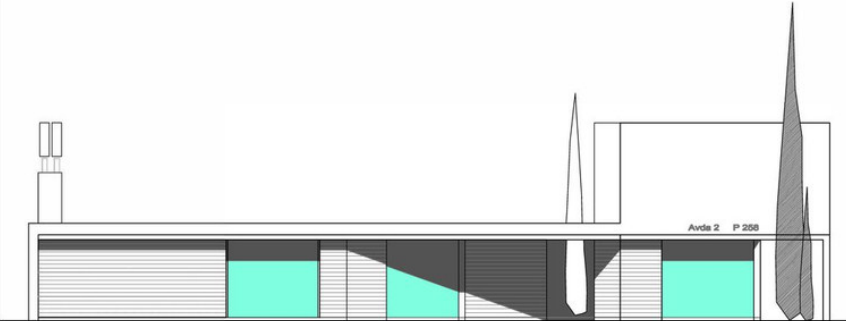
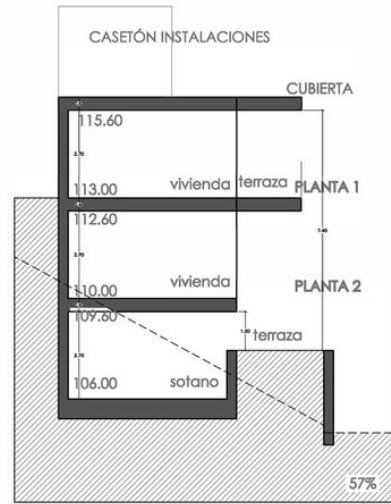








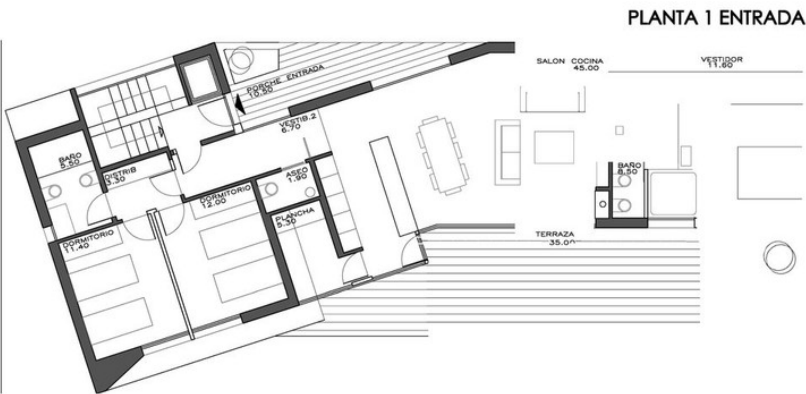
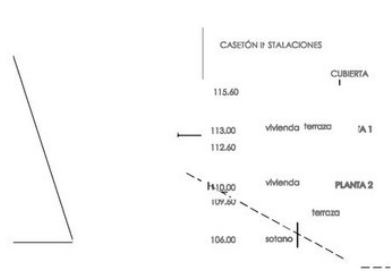
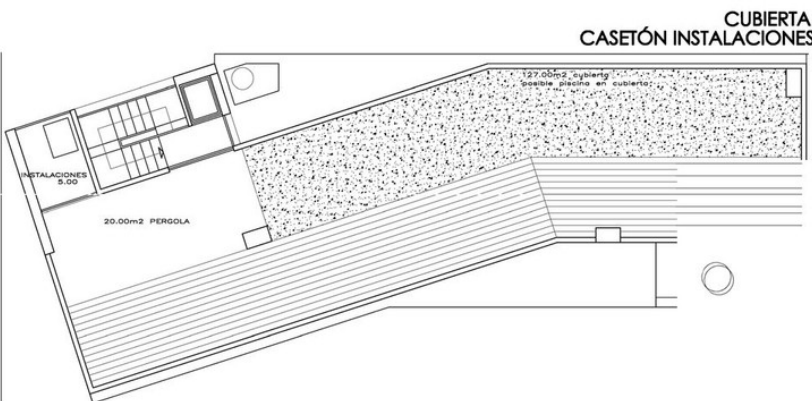
ALZADO TRASERO



ALZADO AVDA 2

E.100

2



CUADRO SUPERFICIES

SUPERFICIE PARCELA 1.721,00 m2  
EDIFICABILIDAD 17.00% 292,57 m2

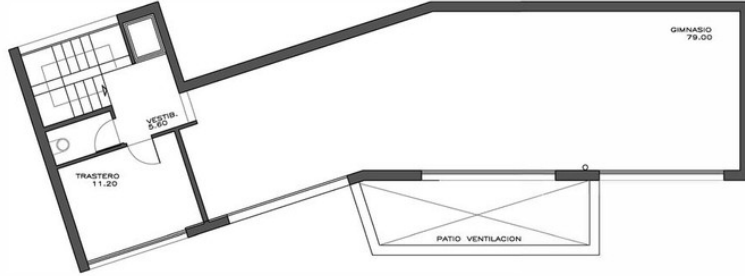
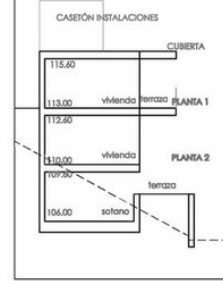
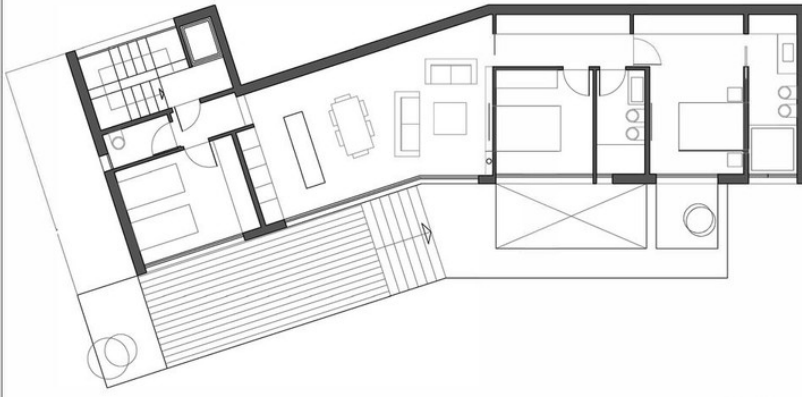
	SUP. VIVIENDA	TERRAZA	GARAJE	SUP. CONST. T	SUP. COMPUT.
PLANTA 0	11.30	127.00		138.30	11.30
PLANTA 1	154.00	37.00		191.00	159.25
PLANTA 2	122.00			122.00	122.00
SOTANO	123.00			123.00	
<b>TOTAL</b>	<b>410.30</b>	<b>164.00</b>		<b>547.30</b>	<b>292.55</b>

URBANIZACION 1.500,00

MARBELLA, MALAGA

E.100

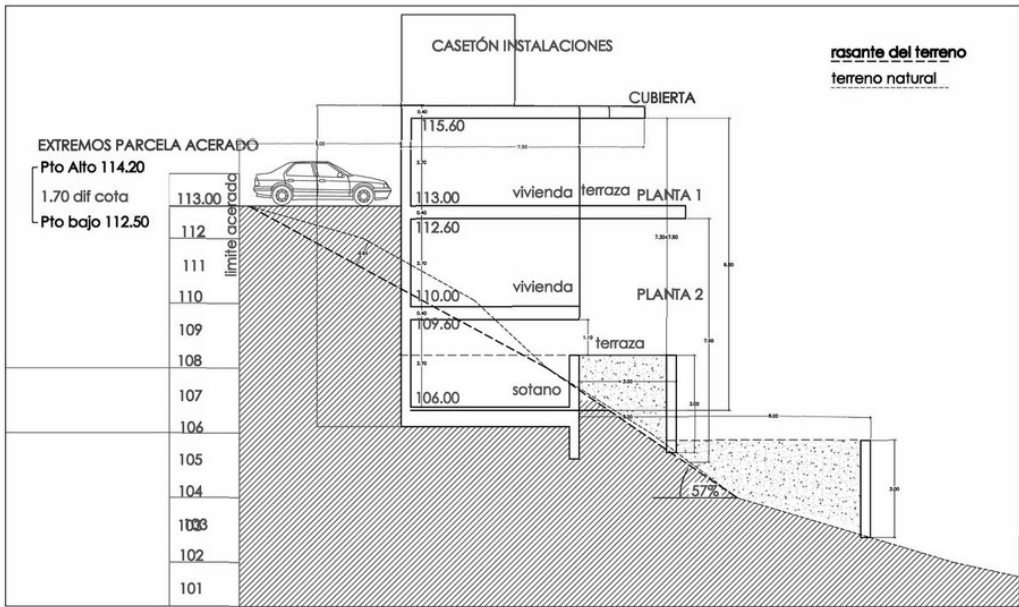
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CUADRO SUPERFICIES

SUPERFICIE PARCELA 1.721,00 m<sup>2</sup>  
 EDIFICABILIDAD 17.00% 292,67 m<sup>2</sup>  
 URBANIZACION 1.600,00

	SUP.VIVIENDA	TERRAZA	GARAJE	SUP. CONST. T	SUP. COMPUT.
PLANTA 0	113.00	127.00		138.30	11.30
PLANTA 1	164.00	37.00		191.00	159.25
PLANTA 2	122.00			122.00	122.00
SOTANO	123.00			123.00	
<b>TOTAL</b>	<b>410.30</b>	<b>164.00</b>		<b>647.30</b>	<b>292.65</b>



rasante del terreno  
 terreno natural

EXTREMOS PARCELA ACERADO  
 Pto Alto 114.20  
 1.70 dif cota  
 Pto bajo 112.50