



## Detached Villa for sale in Las Chapas, Marbella

**2,695,000 €**

Reference: R4629559 Bedrooms: 4 Bathrooms: 4 Plot Size: 2,550m<sup>2</sup> Build Size: 536m<sup>2</sup> Terrace: 594m<sup>2</sup>





## Costa del Sol, Las Chapas

OFF-PLAN - ECOLOGICAL LUXURY CONTEMPORARY VILLA - KEY-IN-HAND PROJECT - LAS CHAPAS - MARBELLA and consisting of out 3/ bedrooms with 3/4 ensuite bathrooms and 1 guest toilet.

Ground floor: covered entrance, entrance, guest toilet, staircase and lift to the basement/garage, elevator room, living/dining area, staircase to the 1st floor, big open plan kitchen, distributor with build-in wardrobe, and a double bedroom with ensuite bathroom. There are plenty of covered terraces, terraces, and sitting areas with a heated infinity pool.

First floor: the elevator or staircase brings you to the first floor with the distributor, a double bedroom with the distributor, and a build-in wardrobe and ensuite bathroom. On the other side of the villa, you have the master bedroom with a dressing and master bedroom. Both bedrooms have access to a private terrace.

Square meters on the floor plans are useful square meters. If you need a fourth bedroom with a bathroom this would be easy to create in the basement with an English patio to get natural light without any extra cost to the client!

Basement/garage: garage, distributor, elevator, gymnasium, technical room, cinema room and storage room.

Clients can still adapt the outside and floor plans of the villa according to their preferences.

Some of the specifications:

- High quality windows with glass of 5+5/16/6+6
- Fully fitted kitchen with aluminum frame doors and covered with COVERLAM
- White goods from BOSCH
- Aerothermie/airconditioning
- Underfloor heating
- Bathrooms from ROCA - GEBERIT - VILLEROY BOCH or similar
- Bathroom walls fitted out with COVERLAN wall plates of 1200x2700
- Interior and exterior floor with high quality tiles from GRESPANIA 600X600 -800X800 - 1200X1200
- Exterior wall cladding from COVERLAM
- Elevator from Schindler
- 20 voltaic panels
- 2 batteries of 10kW each
- Car charger

Included are plot, project, licenses, first occupation licenses and full construction.

Pictures of kitchen and bathrooms are just examples of how it could be! Final choice will be that from the client!

We are a construction company, Key-in-Hand, that can design and construct any possibility you can think of. If you do not see a design of us that you like we design a totally new villa for you according to your ideas and input.

Although we prefer to construct ecological building, we can construct from traditional construction to ecological constructions it all depends on you.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Games Room  
Utility Room  
Jacuzzi  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Panoramic  
Country  
Pool  
Street

### Pool

Heated  
Private

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone  
Photovoltaic solar panels  
Solar water heating

### Orientation

South

### Setting

Commercial Area  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Suburban

### Furniture

Optional

### Security

Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

Investment  
Luxury  
Off Plan  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
Open  
More Than One