

# BROMLEY ESTATES

*Marbella*



## HOUSE 5 BEDROOMS 6 BATHROOMS IN EL MADROÑAL

📍 El Madroñal

REF# BEMR4779580 €2,150,000

BEDS

5

BATHS

6

BUILT

570 m<sup>2</sup>

PLOT

2754 m<sup>2</sup>

TERRACE

30 m<sup>2</sup>

UNIQUE PROJECT IN – El Madroñal!!! THE CONSTRUCTION PRICE OF THE VILLA TOTAL PRICE €2,150,000 MLN. NO ADVANCE PAYMENTS. Payments are made after completing each stage of the construction PROJECT. CALL US.

Take a look at this amazing PROJECT located in El Madroñal, surrounded by villas on a street where the minimum cost of PROPERTY is 5 million. The land is in excellent condition to build the house of your dreams and offers a sea view. All neighboring properties are already built, ensuring that you will never have noise disturbances. In front of your house, there is a natural park.

About our project: We have been working on this for decades with our own team of architects, designers, builders, and project managers. By eliminating middlemen, we can offer our clients the best price on the current market. The following features are included in our price. Read and contact us for more information.

- Excavation and site preparation work
- Concrete foundation and structural work.

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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- Construction work. Extra robust, innovative, and energy-efficient construction technology (AAC blocks).
  - Exterior finishes. Plastering. Decorative elements.
  - Interior finishes. Plastering. Painting. Ceiling flooring.
  - Flooring and tiling work. Supply and installation of porcelain floor tiles for the house (and also tiling for bathroom and toilet). Skirting board assembly and grouting. 1m x 1m porcelain tile.
  - Electrical work. Electrical wiring installation and associated devices such as switches, fuse box, distribution boards, sockets, and lighting fixtures in a structure. Telecommunications installation.
  - Underfloor heating. Installation of water underfloor heating.
  - Lighting work. Low energy LED lighting (interior and exterior), designed to have high levels of built-in natural light.
  - Plumbing installation. Bathrooms and kitchen. New plumbing and sanitation installation. Bathroom fixtures (sinks, toilets, taps, and showers).
  - Air conditioning installation. (Mitsubishi or Samsung machines). Supply and installation of outdoor and indoor units (split system). Pipes, wires, and small materials included.
  - Aluminum carpentry. Installation of doors and windows. Supply and installation of all external aluminum doors and windows with thermal break (according to plans), matte black color. Strugal brand (minimalist). Profiles and sliding opening system where necessary. Locking system and reinforced profiles. Climalit glass system.
  - Wood carpentry. Supply and installation of all interior doors, including handles and hinges in all rooms according to plans and design. Supply and installation of wardrobes. Bathroom furniture installation. Supply and installation of entrance door.
  - Kitchen installation. Built-in furniture and appliances included.
  - Photovoltaic system installation.
  - Swimming pool construction. 8m x 4m
  - External works. Garden. Irrigation system. Fence. Entrance gate. Parking. Pavilion.
- The project includes: • Main architecture fee • Technical architecture fee • Project design creation • 3D renderings • Obtaining licenses and permits  
VAT NOT INCLUDED.