

## HOUSE 6 BEDROOMS 4 BATHROOMS IN MARBELLA

📍 Marbella

REF# BEMR4955830 €1,495,000

BEDS

6

BATHS

4

BUILT

230 m<sup>2</sup>

PLOT

450 m<sup>2</sup>

TERRACE

80 m<sup>2</sup>

Located within walking distance to Puerto Banús, this independent villa offers breathtaking panoramic views of the sea and mountains. Currently structured as two separate apartments across two levels with a total of six bedrooms, the property comes with an approved project to transform it into a luxurious three-level villa.

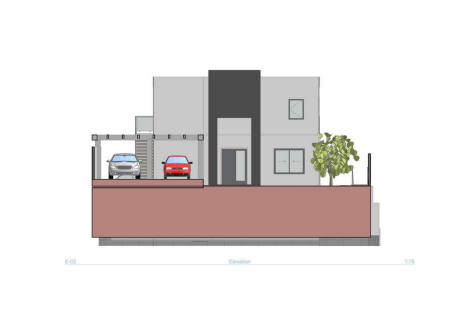
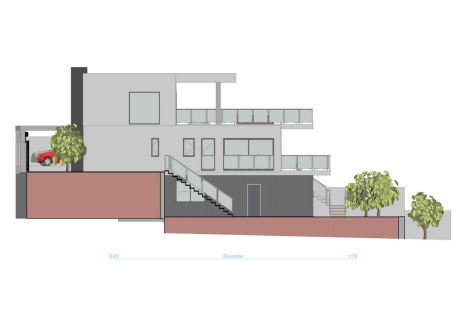
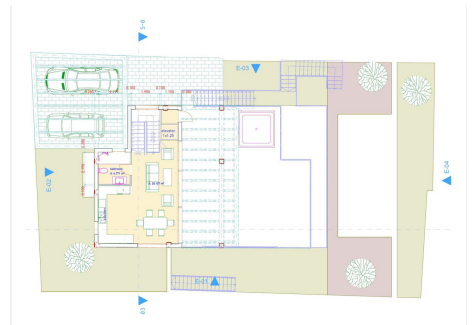
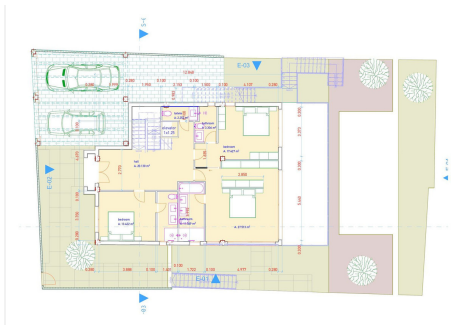
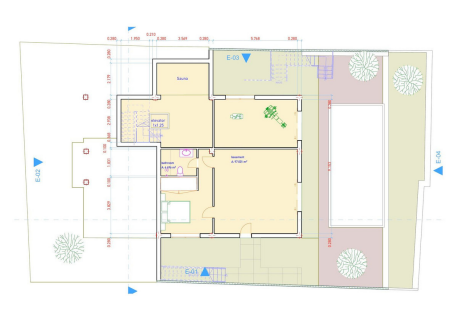
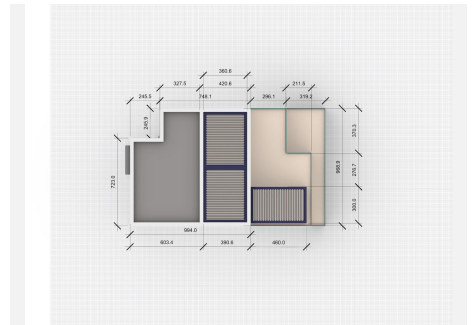
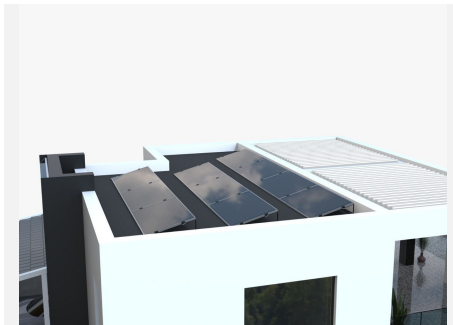
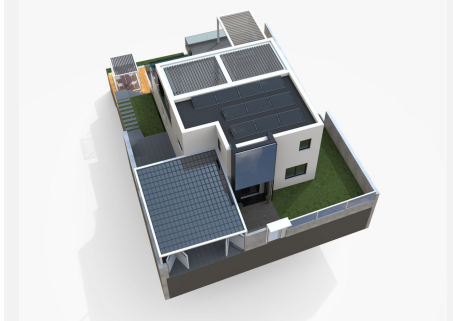
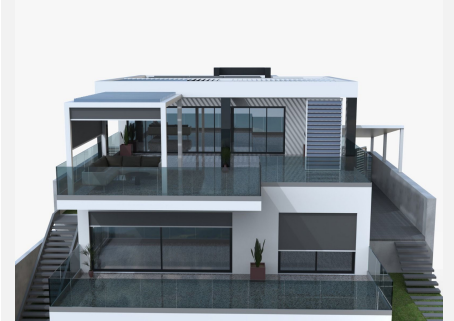
The plans include the integration of solar energy for full electricity, heating, water, and air conditioning. Sold as-is, with the Marbella Town Hall-approved building license and architect plans, for €1,495,000, excluding construction completion. Estimated costs to finalize range between €350,000 – €500,000, making it a fantastic opportunity for buyers with a €2 million budget who wish to customize the finishes to their personal taste.

**Green Energy House Option:** The project also offers the possibility of a fully solar-powered home, utilizing innovative ValloSolar tiles and solar pergolas to supply 24/7 energy for all household needs, including electricity, heating, cooling, and EV charging. Additionally, advanced solar panel technology replaces traditional underfloor heating for a more energy-efficient solution.

# BROMLEY ESTATES

*Marbella*

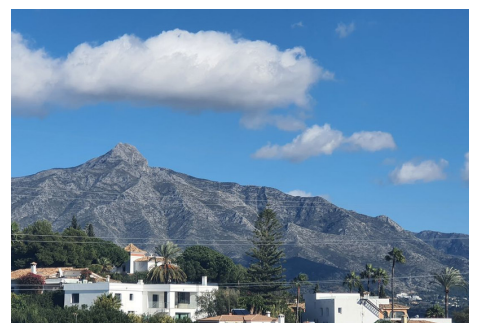
A rare chance to create a dream home in a prime location!



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