

An aerial photograph of a coastal city at sunset. The sky is a mix of blue and orange, with wispy clouds. In the background, there are mountains. The city below is densely packed with buildings and greenery. The text "18 INDIVIDUALLY DESIGNED SUSTAINABLE VILLAS" is overlaid in white, bold, sans-serif font in the center of the image.

18 INDIVIDUALLY DESIGNED SUSTAINABLE VILLAS

VILLA
N°2

VILLA Nº2

Villa Nº2 sits on a corner south-east facing plot that has fabulous views overlooking Marbella.

The carefully thought-out orientation of the villa ensures uninterrupted sea views and complete privacy. The villa has a large pool and generous terraces, making the most of the fabulous Marbella climate. In key parts of the villa the windows disappear into the walls, framing the undisturbed, panoramic views of the idyllic natural surroundings. There are four spacious ensuite bedrooms, with the Master Suite enjoying its own private terrace. Built over three floors with the entrance and communal living areas on the first floor and the bedrooms on the ground floor, this is a magnificent family home.





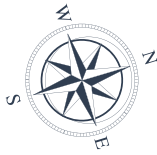
VILLA Nº2

GROUND FLOOR	110,78 m ²
FIRST FLOOR	136,14 m ²
BASEMENT	251,36 m ²
TOTAL	498,28 m²

PORCHES	3,29 m ²
TERRACES	38,18 m ²
PERGOLAS	46,00 m ²
CARPORT	39,33 m ²
COMMON AREA	8,70 m ²
TOTAL	650,02 m²

PLOT	2.406,00 m²
GARDEN	106,64 m ²
SWIMMING POOL	63,78 m ²
TOTAL USEFUL AREA	472,71 m²
DECREE 218/2005	

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VILLA Nº2 FIRST FLOOR

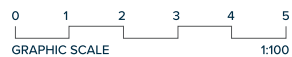
LIVING AREA

MAIN HALL	16,35 m ²
STAIRS	6,50 m ²
LOUNGE-DINING-KITCHEN	84,95 m ²
BATHROOM 1	5,65 m ²
BEDROOM 1	12,49 m ²
TOTAL	126,60 m²

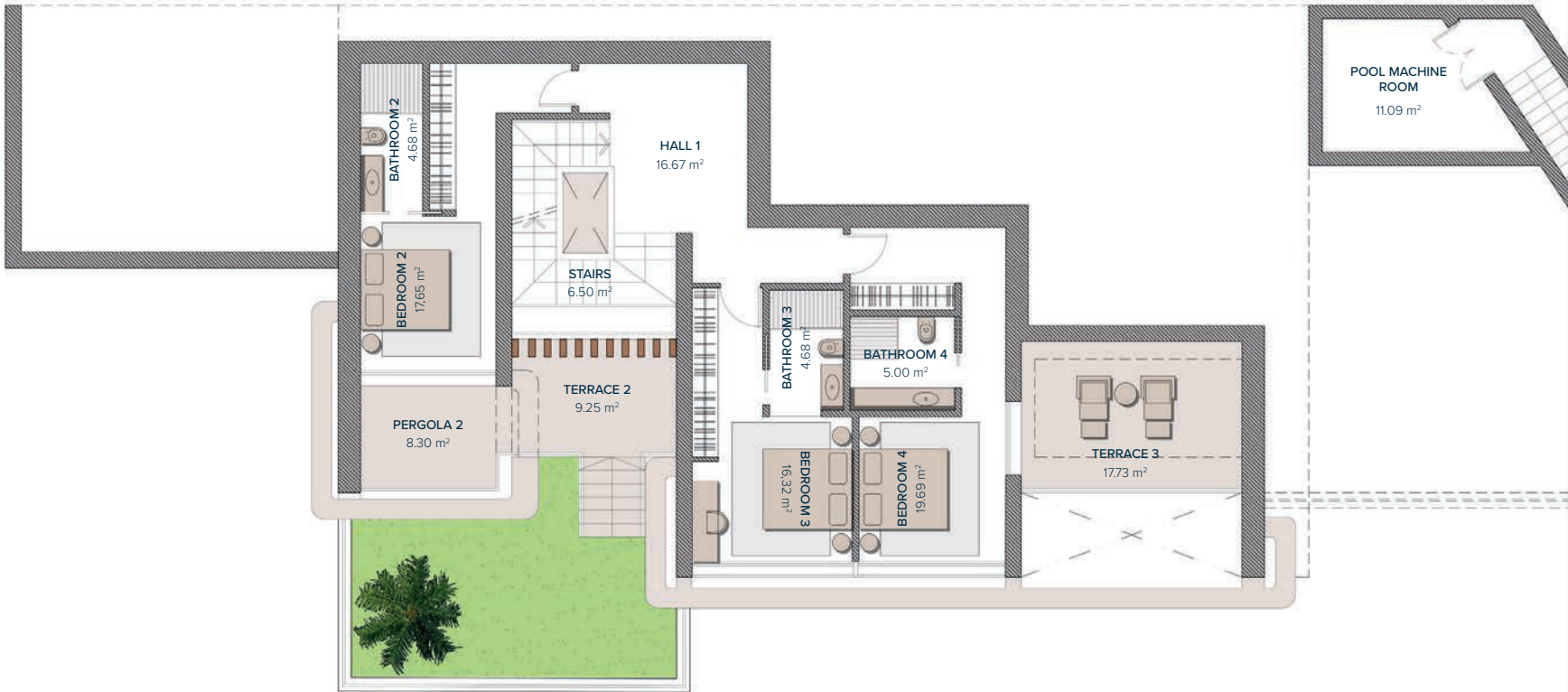
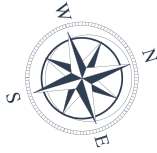
ACCESS & TERRACES

PORCH ACCESS	3,29 m ²
PARKING (PERGOLA)	39,60 m ²
TERRACE 1	6,55 m ²
PERGOLA 1	49,03 m ²
SWIMMING POOL	63,78 m ²
TOTAL	162,25 m²

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Entrance	1
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VILLA Nº2

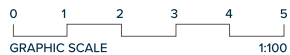
GROUND FLOOR

BEDROOMS

HALL 1	16,67 m ²
STAIRS	6,50 m ²
BATHROOM 2	4,68 m ²
BEDROOM 2	17,65 m ²
BATHROOM 3	4,68 m ²
BEDROOM 3	16,32 m ²
BATHROOM 4	5,00 m ²
BEDROOM 4	19,69 m ²
TOTAL	91,85 m²

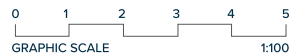
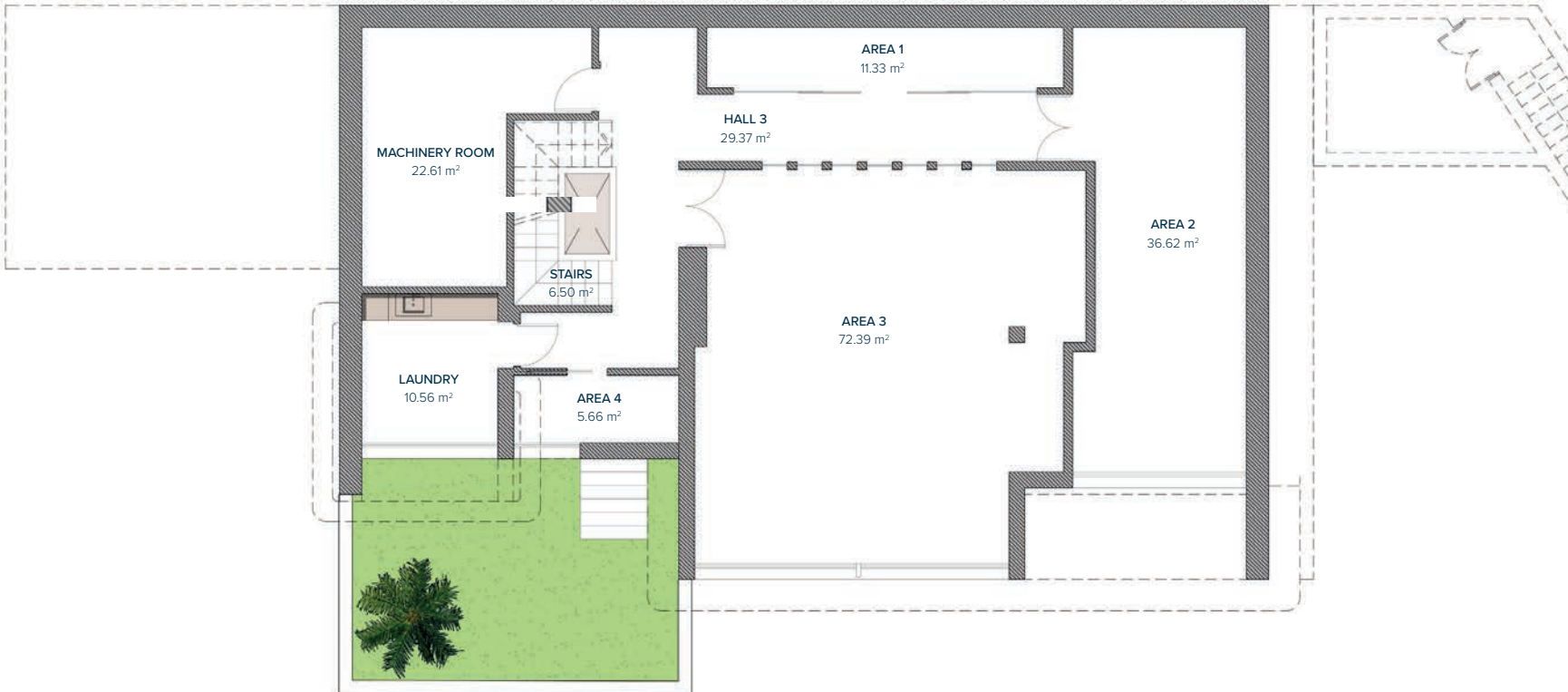
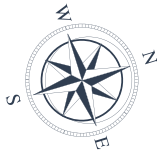
PERGOLAS & TERRACES

PERGOLA 2	8,30 m ²
TERRACE 2	9,25 m ²
TERRACE 3	17,73 m ²
POOL MACHINE ROOM	11,09 m ²
TOTAL	46,25 m²



Entrance	1
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Entrance	1
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VILLA Nº2

BASEMENT

HALL 3	29,37 m ²
AREA 1	11,33 m ²
AREA 2	36,62 m ²
AREA 3	72,39 m ²
AREA 4	5,66 m ²
STAIRS	6,50 m ²
MACHINERY ROOM	22,61 m ²
LAUNDRY	10,56 m ²
PATIO	1,80 m ²
TOTAL	196,84 m²

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