

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 and a large body of water. The city below is densely packed with buildings and trees, with a prominent white building on a hill. The overall scene is peaceful and scenic.

18 INDIVIDUALLY DESIGNED SUSTAINABLE VILLAS

VILLA
N°3

VILLA Nº3

Villa Nº3 sits on a south-west facing plot that has stunning views towards Gibraltar. The carefully thought-out orientation of the villa ensures uninterrupted sea views and complete privacy. The villa has a large pool and very generous terraces that wrap around the main living area, 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 three spacious ensuite bedrooms, with the Master Suite designed along the lines of a 5-star hotel with a walk-in wardrobe and its own private terrace. Built over three floors with parking space for up to 3 cars in the garage, this is a superb family home.





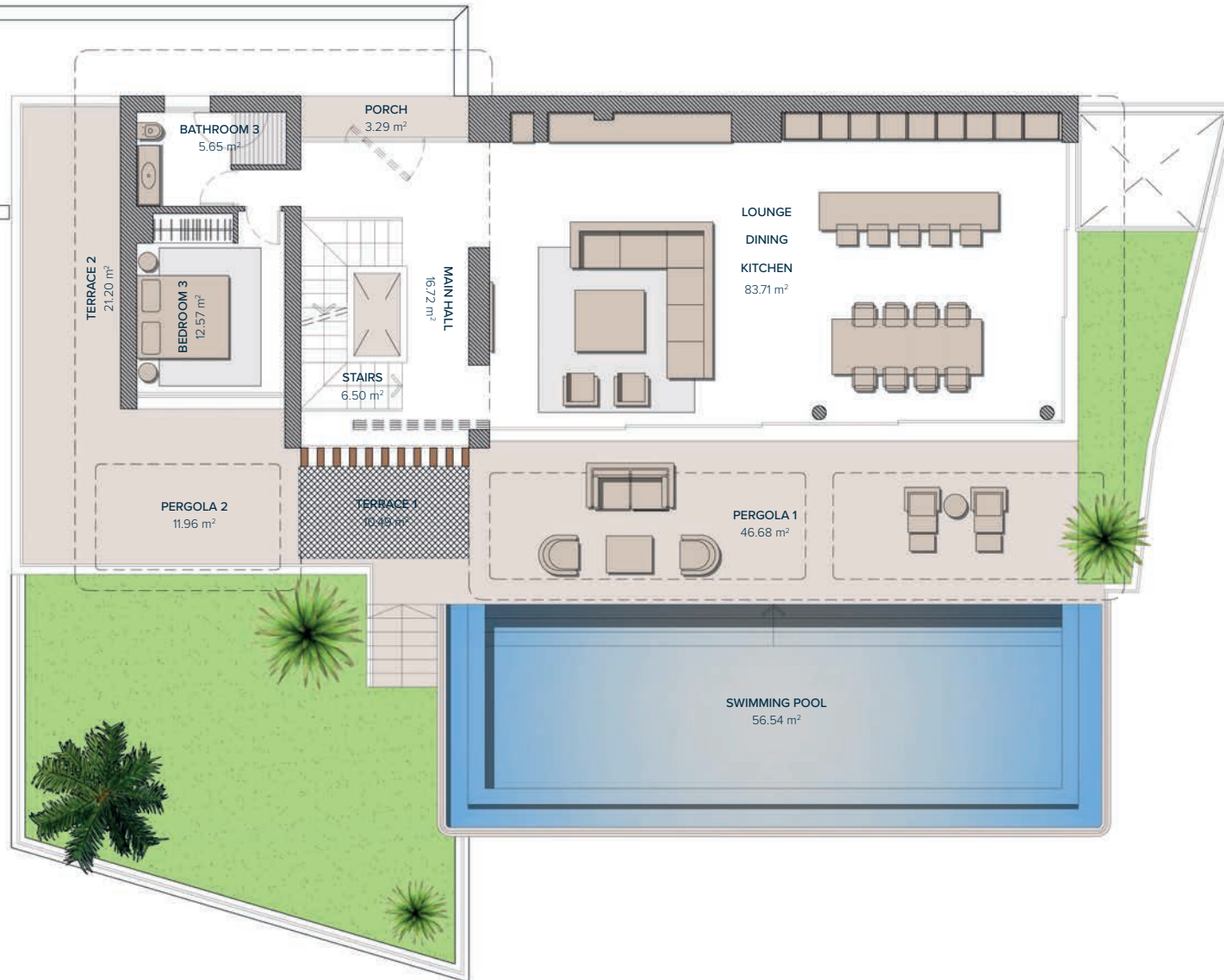
VILLA N°3

GROUND FLOOR	143,18 m ²
FIRST FLOOR	112,81 m ²
BASEMENT	307,59 m ²
TOTAL	563,58 m²

PORCHES	3,29 m ²
TERRACES	70,29 m ²
PERGOLAS	82,09 m ²
COMMON AREAS	8,70 m ²
TOTAL CONSTRUCTED	719,25 m²

PLOT	1.899,00 m²
GARDEN	84,32 m ²
SWIMMING POOL	56,54 m ²
TOTAL USEFUL AREA	540,29 m²
DECREE 218/2005	

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VILLA Nº3 GROUND FLOOR

LIVING AREA

MAIN HALL	16,72 m ²
STAIRS	6,50 m ²
LOUNGE-DINING-KITCHEN	83,71 m ²
BATHROOM 3	5,65 m ²
BEDROOM 3	12,57 m ²
TOTAL	125,15 m²

ACCESS & TERRACES

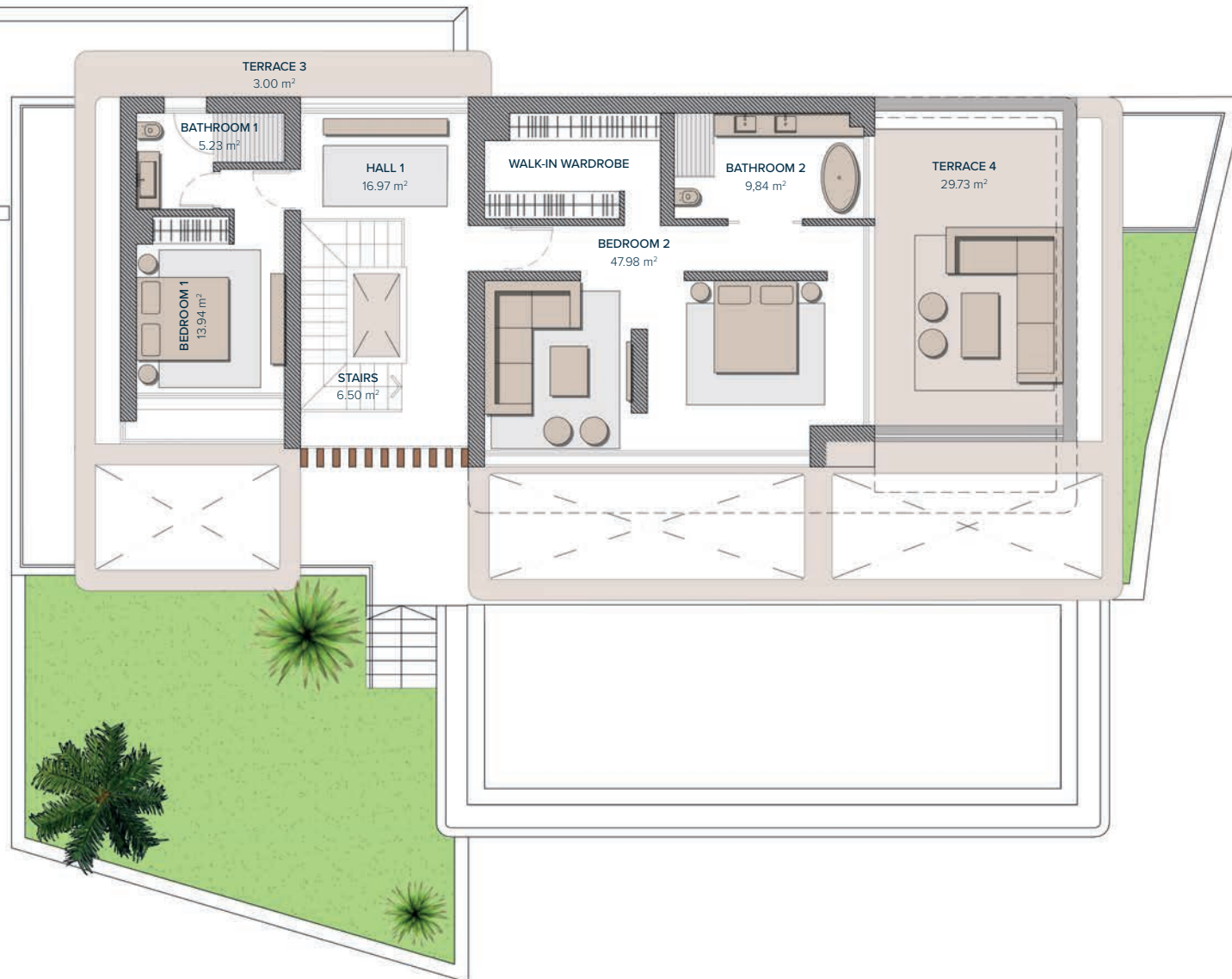
PORCH ACCESS	3,29 m ²
TERRACE 1	10,49 m ²
TERRACE 2	21,20 m ²
PERGOLA 1	46,68 m ²
PERGOLA 2	11,96 m ²
SWIMMING POOL	56,54 m ²
TOTAL	150,16 m²



Entrance

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VILLA N°3 FIRST FLOOR

BEDROOMS

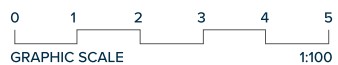
HALL 1	16,97 m ²
STAIRS	6,50 m ²
BATHROOM 1	5,23 m ²
BEDROOM 1	13,94 m ²
BEDROOM 2	47,98 m ²
BATHROOM 2	9,84 m ²

TOTAL 100,46 m²

TERRACES

TERRACE 3	3,00 m ²
TERRACE 4	29,73 m ²

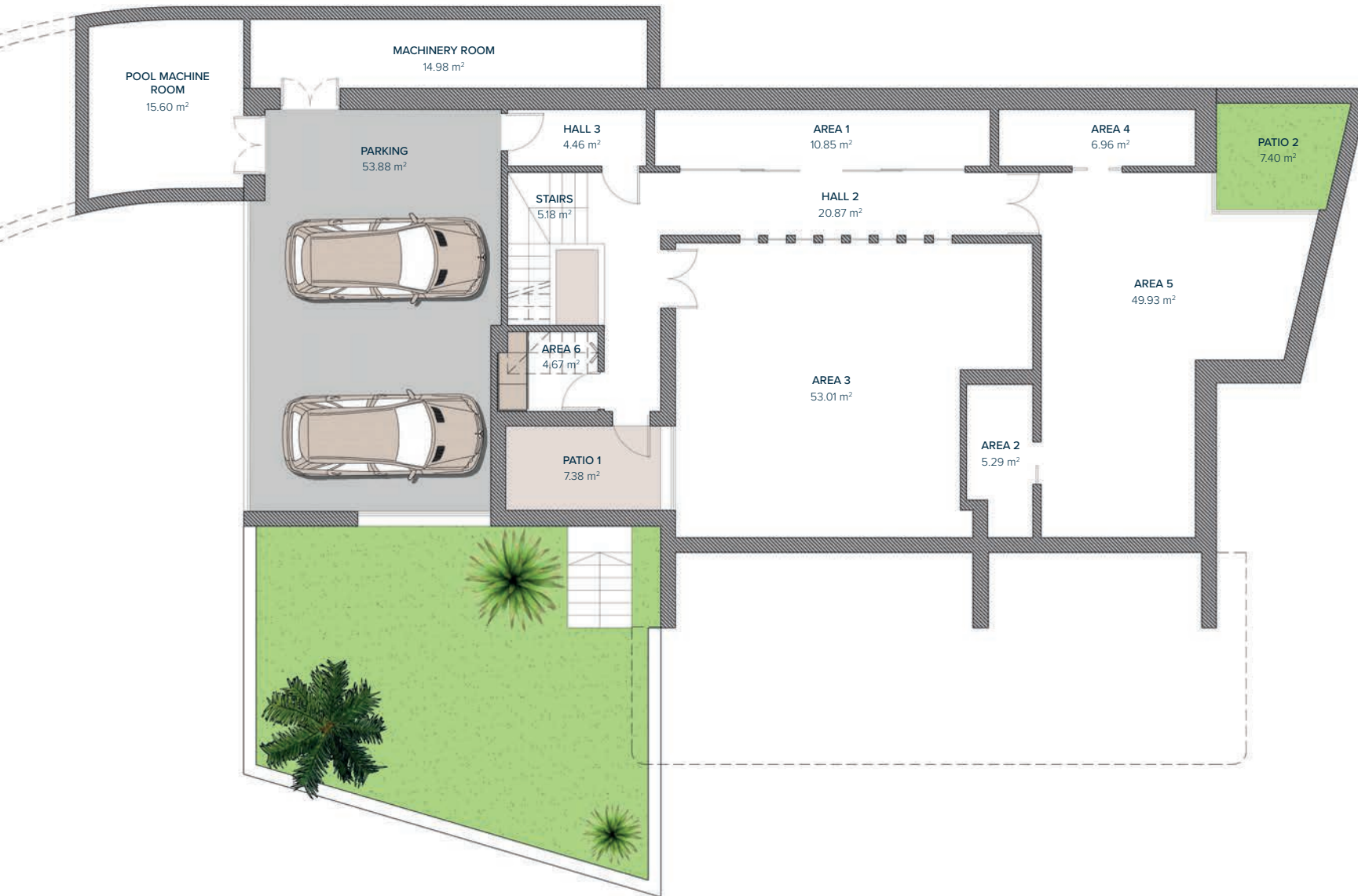
TOTAL 32,73 m²



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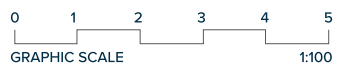
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VILLA N°3 BASEMENT

HALL 2	20,87 m ²
AREA 1	10,85 m ²
AREA 2	5,29 m ²
AREA 3	53,01 m ²
AREA 4	6,96 m ²
AREA 5	49,93 m ²
MACHINERY ROOM	14,98 m ²
POOL MACHINE ROOM	15,60 m ²
HALL 3	4,46 m ²
GARAGE	53,88 m ²
PATIO	1,80 m ²
PATIO 1	7,38 m ²
PATIO 2	7,40 m ²
TOTAL	252,41 m²



Entrance	1
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