

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 greenery. The text "18 INDIVIDUALLY DESIGNED SUSTAINABLE VILLAS" is overlaid in the center in white, bold, sans-serif font.

18 INDIVIDUALLY DESIGNED SUSTAINABLE VILLAS

VILLA
N°12

VILLA Nº12

Villa Nº12 faces west, yet part of the lounge, and it's terrace, along with the swimming pool face south enjoying stunning views straight across the Mediterranean. The pool is exceptionally large spanning the whole corner of the main terrace. The carefully thought-out orientation of the villa ensures uninterrupted sea views and complete privacy. The main terrace wraps around the living area which increases the living space and makes the most of the fabulous Marbella climate. In key parts of the villa the windows disappear into the walls, framing the undisturbed, panoramic views. There are four spacious ensuite bedrooms, with three of them enjoying their own private terrace. Built over four floors with a basement of over 200 metres squared, this is a superb family home.





VILLA Nº12

SECOND FLOOR	20,94 m ²
FIRST FLOOR	150,09 m ²
GROUND FLOOR	111,36 m ²
BASEMENT	256,80 m ²

TOTAL 539,19 m²

TERRACES	81,52 m ²
PERGOLAS	86,93 m ²
CARPORT	41,44 m ²
COMMON AREA	8,70 m ²

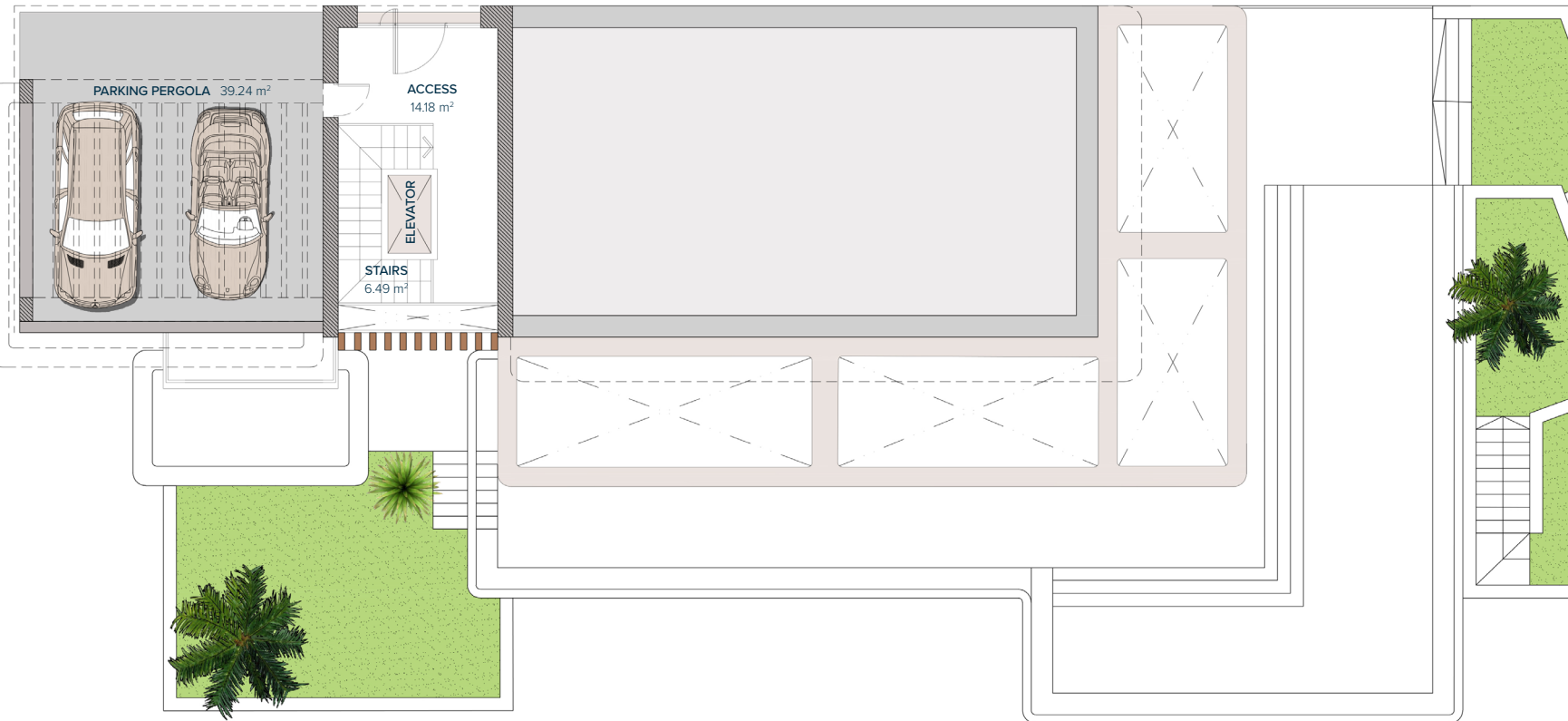
TOTAL 757,78 m²

PLOT 3.873,00 m²

GARDEN	115,67 m ²
SWIMMING POOL	68,80 m ²

TOTAL USEFUL AREA 496,33 m²
 DECREE 218/2005

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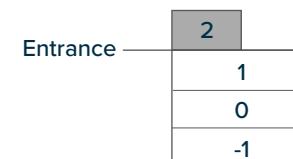
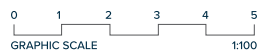


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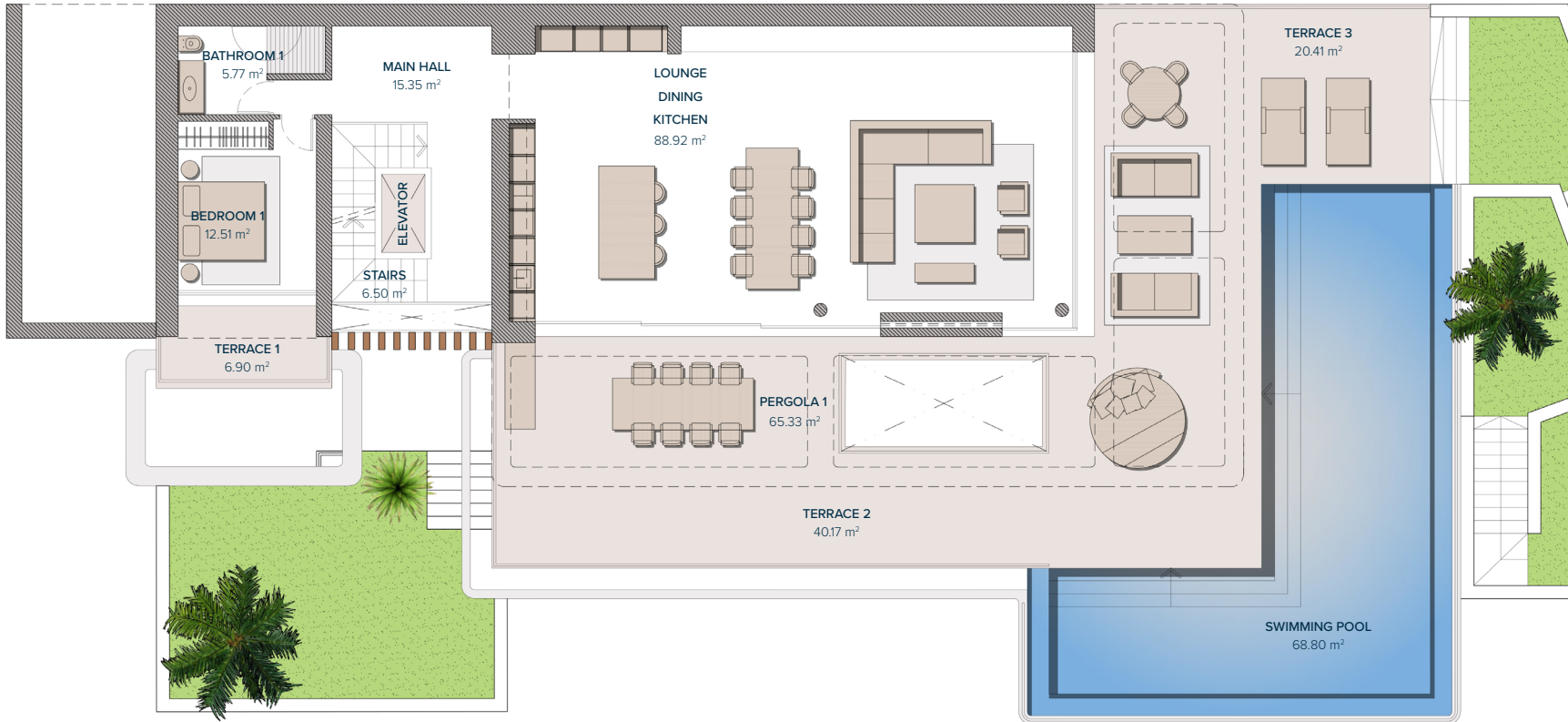
SECOND FLOOR

ENTRANCE

ACCESS	14,18 m ²
STAIRS	6,49 m ²
TOTAL	20,67 m²
PARKING (PERGOLA)	39,24 m ²
TOTAL	39,24 m²



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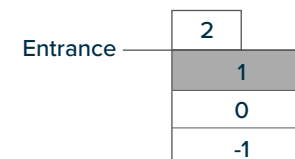
VILLA Nº12 FIRST FLOOR

LIVING AREA

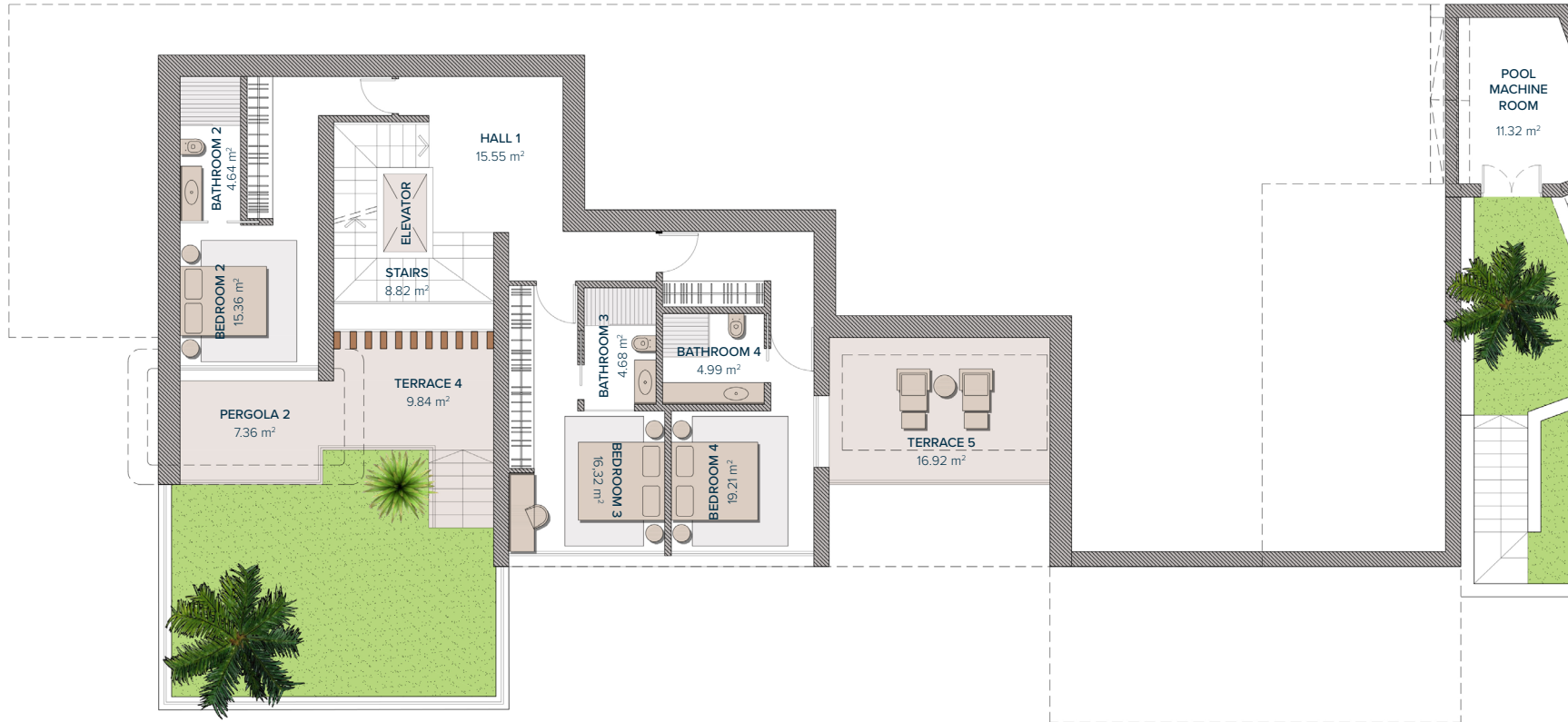
MAIN HALL	15,35 m ²
STAIRS	6,50 m ²
LOUNGE- DINING-KITCHEN	88,92 m ²
BATHROOM 1	5,77 m ²
BEDROOM 1	12,51 m ²
TOTAL	129,05 m²

PERGOLAS & TERRACES

TERRACE 1	6,90 m ²
PERGOLA 1	65,33 m ²
TERRACE 2	40,17 m ²
TERRACE 3	20,41 m ²
TOTAL	132,81 m²



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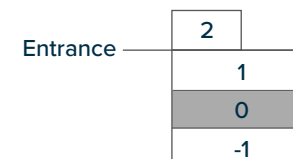
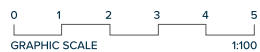
GROUND FLOOR

BEDROOMS

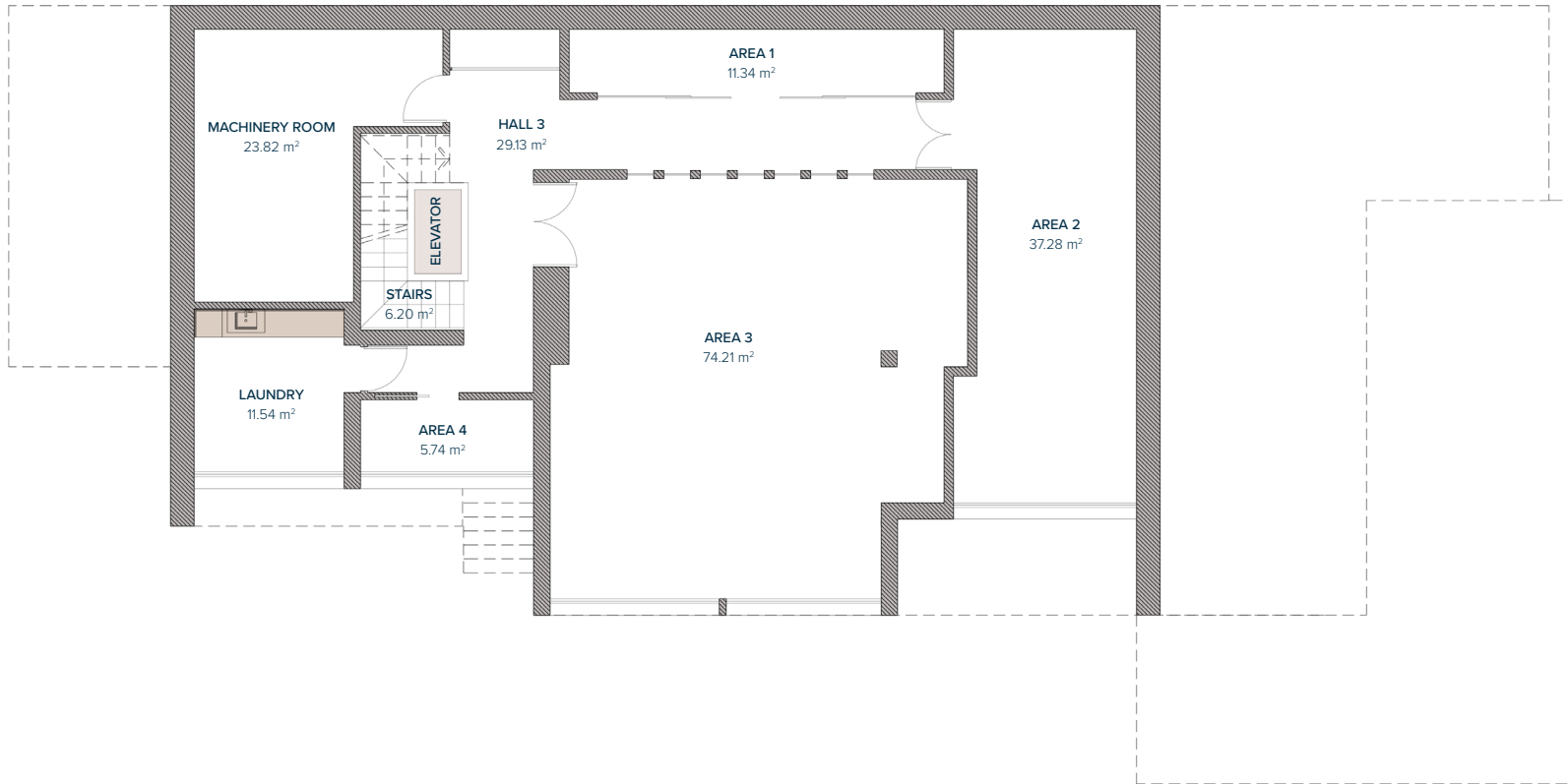
HALL 1	15,55 m ²
STAIRS	8,82 m ²
BATHROOM 2	4,64 m ²
BEDROOM 2	15,36 m ²
BATHROOM 3	4,68 m ²
BEDROOM 3	16,32 m ²
BATHROOM 4	4,99 m ²
BEDROOM 4	19,21 m ²
TOTAL	89,57 m²

PERGOLAS & TERRACES

PERGOLA 2	7,36 m ²
TERRACE 4	9,84 m ²
TERRACE 5	16,92 m ²
POOL MACHINE ROOM	11,32 m ²
TOTAL	45,44 m²



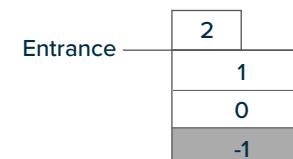
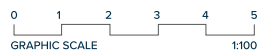
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VILLA Nº12

BASEMENT

HALL 3	29,13 m ²
AREA 1	11,34 m ²
AREA 2	37,28 m ²
AREA 3	74,21 m ²
AREA 4	5,74 m ²
STAIRS	6,20 m ²
MACHINERY ROOM	23,82 m ²
LAUNDRY	11,54 m ²
PATIO (LIFT)	1,80 m ²
TOTAL	201,06 m²



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