

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 white, bold, sans-serif font in the center of the image.

18 INDIVIDUALLY DESIGNED SUSTAINABLE VILLAS

VILLA
N°11

VILLA Nº11

Villa Nº11 faces southwest and has amazing views straight across the Mediterranean to Gibraltar.

The carefully thought-out orientation of the villa ensures uninterrupted sea views and complete privacy. The villa has generous terraces, making the most of the fabulous Marbella climate and the large garden has plenty of room for an organic vegetable plot if so desired. 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 four floors with a basement of almost 200 metres squared, this is a wonderful family home.





VILLA N°11

SECOND FLOOR	20,94 m ²
FIRST FLOOR	144,89 m ²
GROUND FLOOR	113,05 m ²
BASEMENT	269,73 m ²
TOTAL	548,65 m²

TERRACES	22,98 m ²
PERGOLA	40,47 m ²
CARPORT	45,91 m ²
COMUN AREAS	8,70 m ²
TOTAL CONSTRUCTED	666,33 m²

PLOT	2.880,00 m²
GARDEN	217,56 m ²
SWIMMING POOL	56,45 m ²
TOTAL USEFUL AREA DECREE 218/2005	501,20 m²

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VILLA Nº11 SECOND FLOOR

ENTRANCE

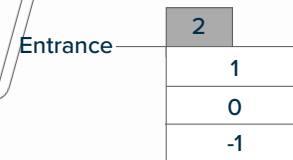
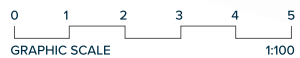
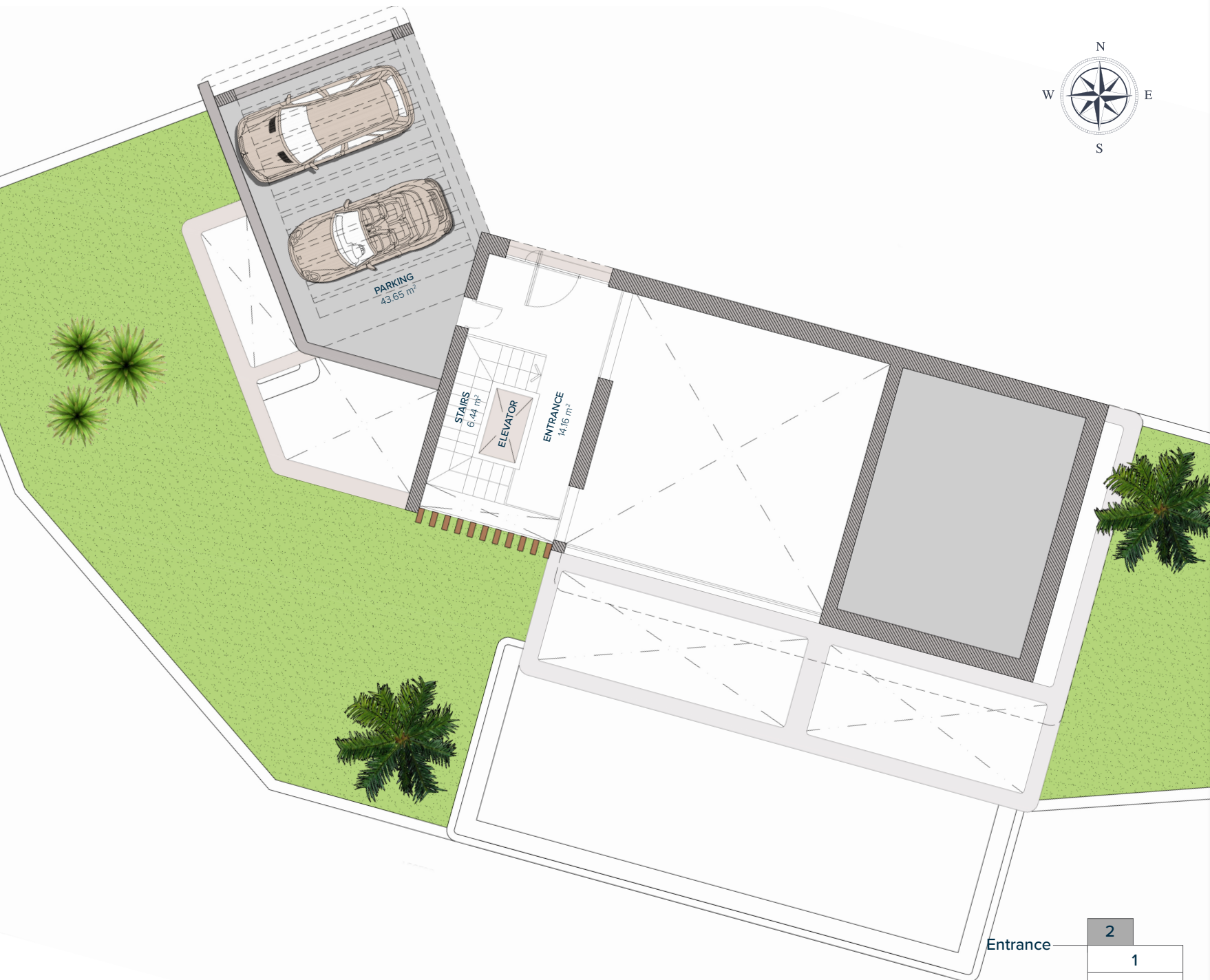
ENTRANCE 14,16 m²

STAIRS 6,44 m²

TOTAL 20,60 m²

PARKING 43,65 m²

TOTAL 43,65 m²



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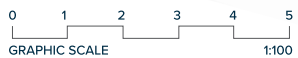
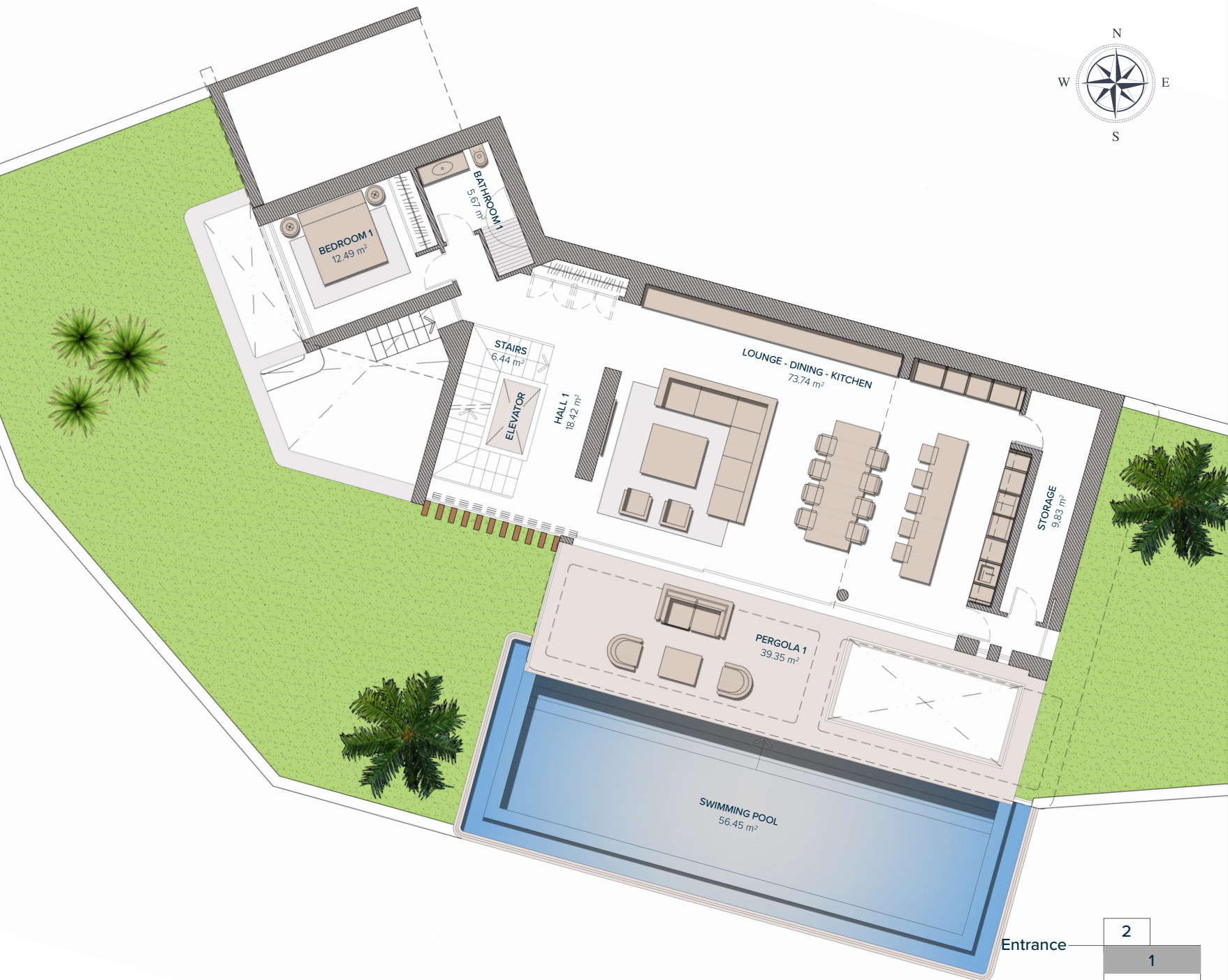
FIRST FLOOR

LIVING AREA & BEDROOMS

HALL 1	18,42 m ²
STAIRS	6,44 m ²
LOUNGE-DINING-KITCHEN	73,74 m ²
BATHROOM 1	5,67 m ²
BEDROOM 1	12,49 m ²
STORAGE	9,83 m ²
TOTAL	126,59 m²

TERRACES

PERGOLA 1	39,35 m ²
TOTAL	39,95 m²



Entrance	2
	1
	0
	-1

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GROUND FLOOR

BEDROOMS

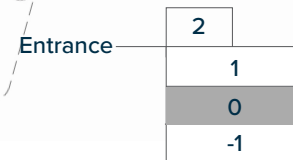
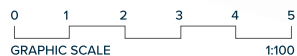
STAIRS	8,87 m ²
HALL 2	18,95 m ²
BATHROOM 2	4,35 m ²
BEDROOM 2	14,72 m ²
BATHROOM 3	4,60 m ²
BEDROOM 3	16,42 m ²
BATHROOM 4	4,95 m ²
BEDROOM 4	17,76 m ²

TOTAL **90,62 m²**

TERRACES

PERGOLA 2	4,72 m ²
TERRACE 1	17,89 m ²
MACHINERY ROOM	10,60 m ²
POOL MACHINE ROOM	5,26 m ²

TOTAL **38,47 m²**



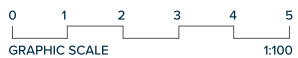
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VILLA Nº11

BASEMENT

HALL 3	30,80 m ²
AREA 1	10,85 m ²
AREA 2	37,19 m ²
AREA 3	74,46 m ²
STAIRS	6,20 m ²
AREA 4	4,18 m ²
AREA 5	1,51 m ²
LAUNDRY	15,77 m ²
AREA 6	4,51 m ²
AREA 7	8,26 m ²
PATIO (ELEVATOR)	1,80 m ²
TOTAL	195,53 m²



Entrance	2
	1
	0
	-1

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