

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°13

VILLA Nº13

Villa Malaquita faces west, yet part of the lounge, and it's terrace, along with the swimming pool, face south and enjoy stunning views straight across the Mediterranean.

The swimming pool is exceptionally large, the largest in the development, taking up the whole corner area 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 three ensuite bedrooms and all enjoy their own spacious terrace. Built over three floors with a large basement, this is a superb home.





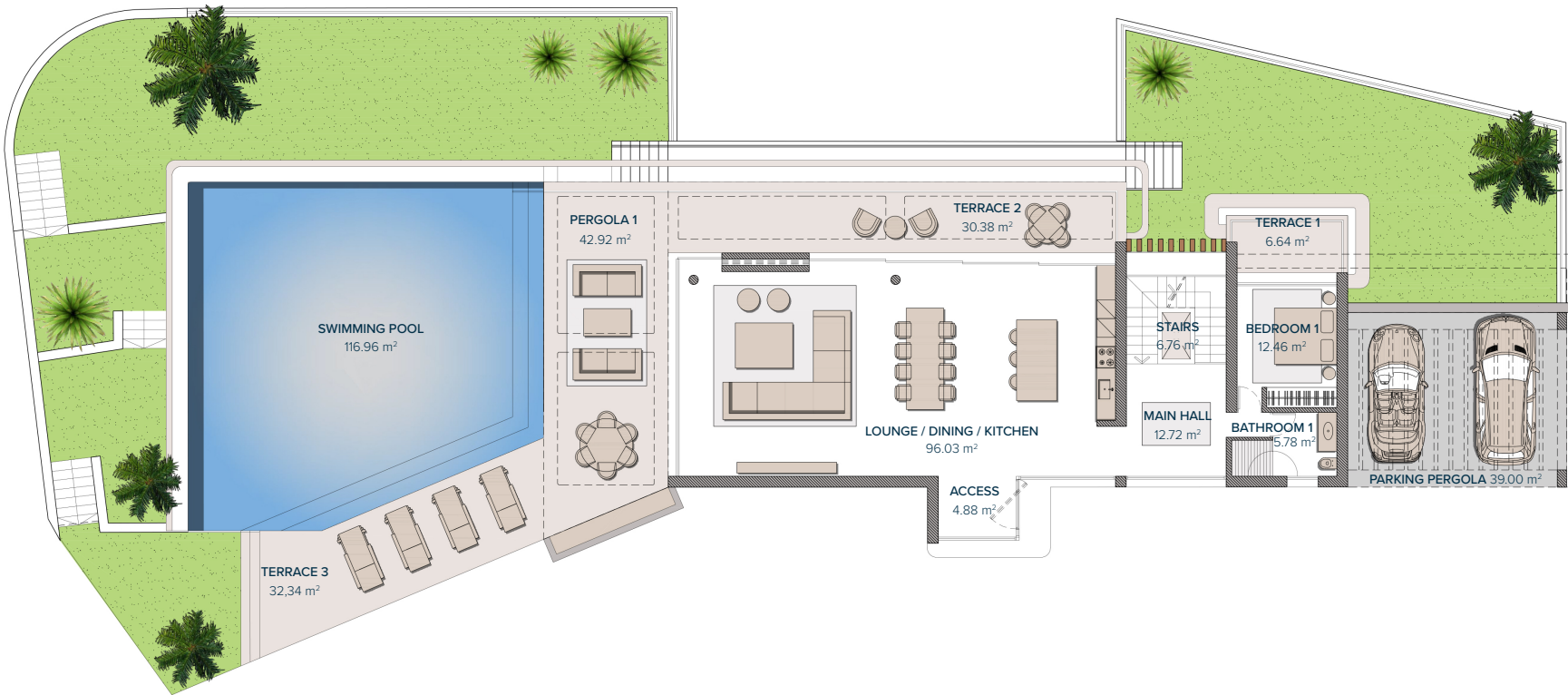
VILA Nº13

| | |
|--------------|-----------------------------|
| FIRST FLOOR | 166,98 m ² |
| GROUND FLOOR | 123,91 m ² |
| BASEMENT | 310,58 m ² |
| TOTAL | 601,47 m² |

| | |
|--------------|-----------------------------|
| TERRACES | 130,92 m ² |
| PERGOLAS | 42,43 m ² |
| CARPORT | 39,33 m ² |
| COMMON AREA | 8,70 m ² |
| TOTAL | 822,85 m² |

| | |
|--------------------------|-------------------------------|
| PLOT | 2.366,00 m² |
| GARDEN | 281,23 m ² |
| SWIMMING POOL | 116,96 m ² |
| TOTAL USEFUL AREA | 518,95 m² |
| DECREE 218/2005 | |

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VILLA Nº13

FIRST FLOOR

LIVING AREA

| | |
|---------------------------|-----------------------------|
| ACCESS | 4,88 m ² |
| MAIN HALL | 12,72 m ² |
| STAIRS | 6,76 m ² |
| LOUNGE- DINING-KITCHEN | 96,03 m ² |
| BATHROOM 1 | 5,78 m ² |
| BEDROOM 1 | 12,46 m ² |
| TOTAL | 138,63 m² |

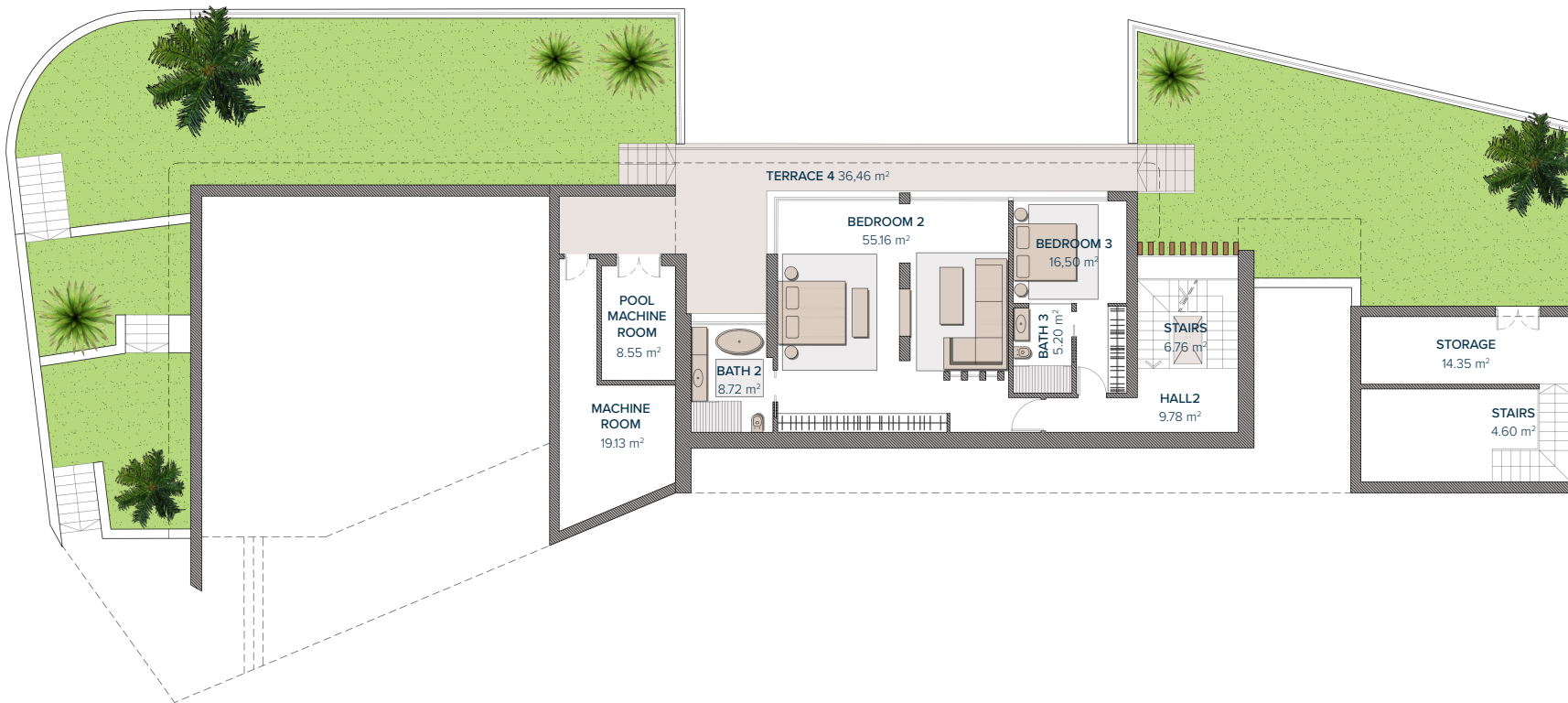
PERGOLAS & TERRACES

| | |
|-------------------|-----------------------------|
| PARKING (PERGOLA) | 39,00 m ² |
| TERRACE 1 | 6,64 m ² |
| PERGOLA 1 | 42,92 m ² |
| TERRACE 2 | 30,38 m ² |
| TERRACE 3 | 32,34 m ² |
| TOTAL | 151,28 m² |



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|----------|----|
| Entrance | 1 |
| | 0 |
| | -1 |

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VILLA Nº13

GROUND FLOOR

BEDROOMS

| | |
|------------|----------------------|
| HALL 2 | 9,78 m ² |
| STAIRS | 6,76 m ² |
| BATHROOM 2 | 8,72 m ² |
| BEDROOM 2 | 55,16 m ² |
| BATHROOM 3 | 5,20 m ² |
| BEDROOM 3 | 16,50 m ² |

TOTAL 102,12 m²

ANCILLARY ROOMS

| | |
|-------------------|----------------------|
| POOL MACHINE ROOM | 8,72 m ² |
| MACHINERY ROOM | 19,13 m ² |
| STORAGE | 14,35 m ² |
| STAIRS | 4,60 m ² |

TOTAL 46,80 m²

PERGOLAS & TERRACES

| | |
|-----------|----------------------|
| TERRACE 4 | 36,46 m ² |
|-----------|----------------------|

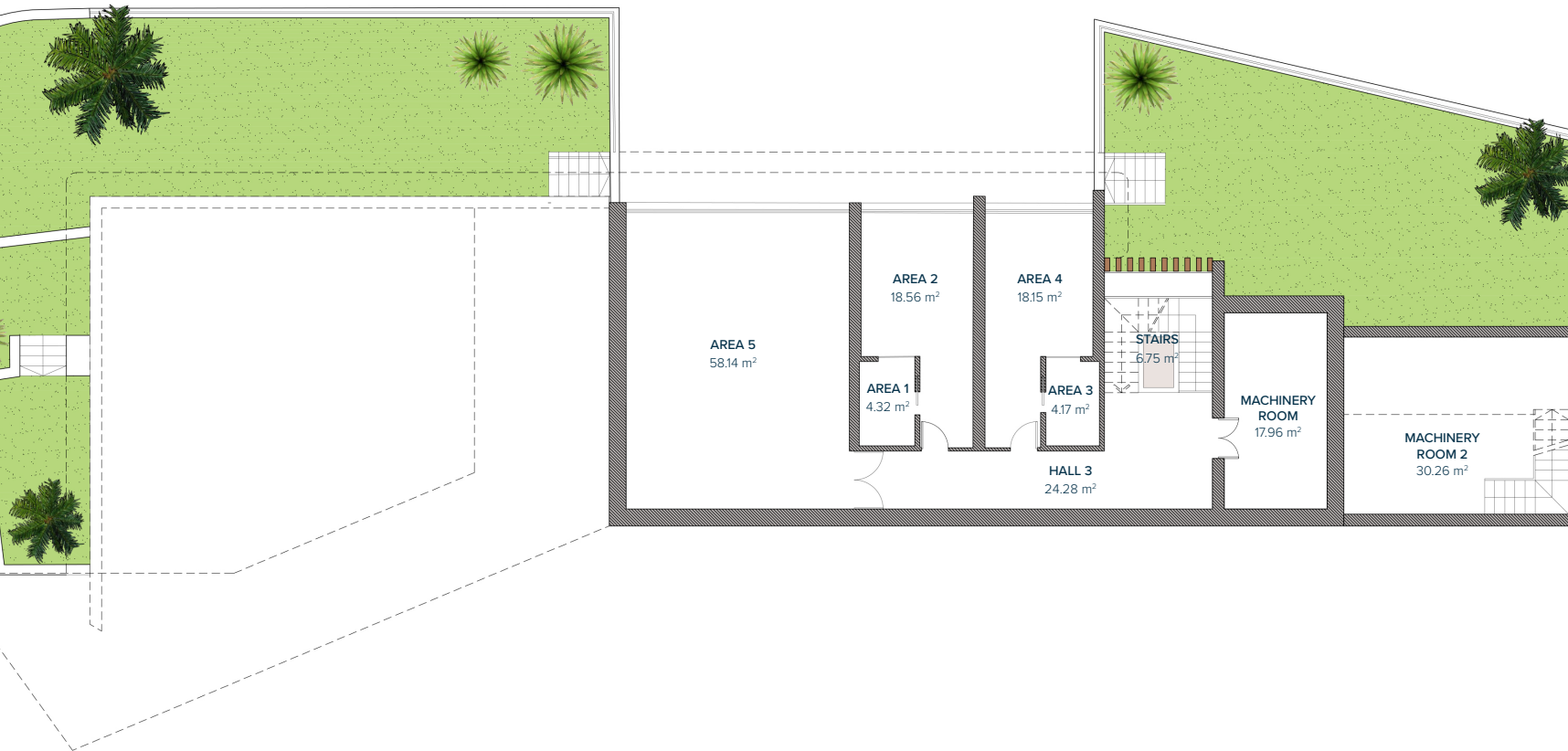
TOTAL 36,46 m²



Entrance

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VILLA Nº13

BASEMENT

| | |
|------------------|-----------------------------|
| HALL 3 | 24,28 m ² |
| AREA 1 | 4,32 m ² |
| AREA 2 | 18,56 m ² |
| AREA 3 | 4,17 m ² |
| AREA 4 | 18,15 m ² |
| STAIRS | 6,75 m ² |
| AREA 5 | 58,14 m ² |
| MACHINERY ROOM 1 | 17,96 m ² |
| MACHINERY ROOM 2 | 30,26 m ² |
| PATIO | 1,80 m ² |
| TOTAL | 184,39 m² |



Entrance

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| 1 |
| 0 |
| -1 |

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