

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°4

## VILLA Nº4

**Villa Nº4 sits on a south-west facing plot that has stunning views across the Mediterranean to Gibraltar.**

The carefully thought-out orientation of the villa ensures uninterrupted sea views and complete privacy. The villa has a large pool – over 60 metres squared – and very generous terraces that wrap around the entire living area on the ground floor, 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. 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 4 cars in the garage, this is a splendid family home.





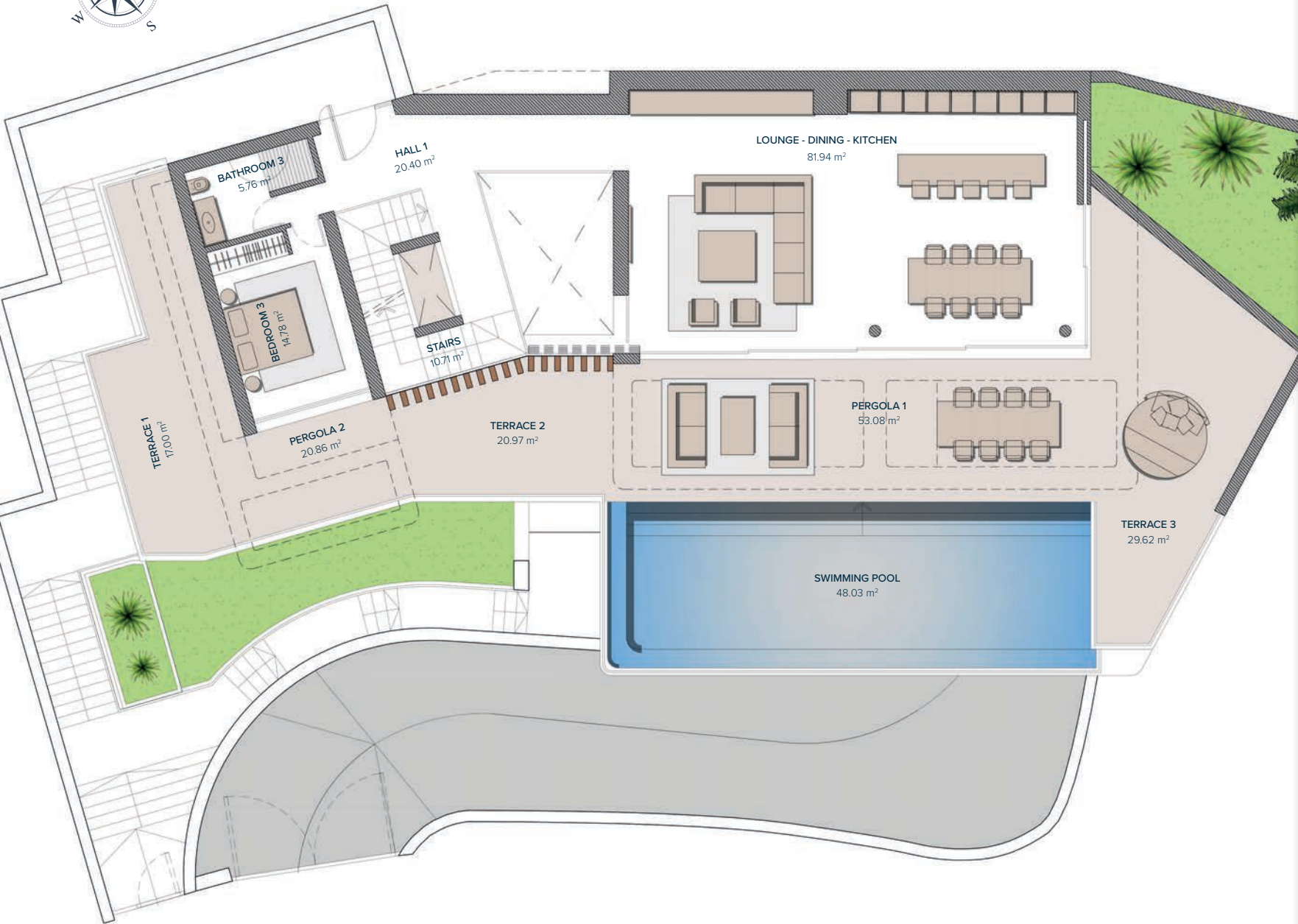
## VILLA Nº4

GROUND FLOOR	116,17 m <sup>2</sup>
FIRST FLOOR	143,12 m <sup>2</sup>
BASEMENT	306,59 m <sup>2</sup>
<b>TOTAL</b>	<b>565,88 m<sup>2</sup></b>

TERRACES	35,02 m <sup>2</sup>
PERGOLAS	82,64 m <sup>2</sup>
COMUN AREAS	8,70 m <sup>2</sup>
<b>TOTAL CONSTRUCTED</b>	<b>692,24 m<sup>2</sup></b>

<b>PLOT</b>	<b>1.577,00 m<sup>2</sup></b>
GARDEN	39,59 m <sup>2</sup>
SWIMMING POOL	48.03 m <sup>2</sup>
<b>TOTAL USEFUL AREA DECREE 218/2005</b>	<b>533,19 m<sup>2</sup></b>

These images are not contractual but only for illustrative purposes. The images are subject to technical, legal or commercial modifications approved by the project management or the competent authority. The 3D images corresponding to the facades, common elements, and the rest of the spaces are merely indicative and will be subject to verification or Modification in the technical projects. The furniture of the 3D images is not included and the equipment of the villas will be indicated in the corresponding building and quality specifications. The energy certification corresponds with the one established in the project in process. All the information and documentation will be provided according to the terms established in the Royal Decree 515/1989 and in the rest of the autonomous or state regulations currently in force that could complement the Mentioned Decree.



## VILLA Nº4

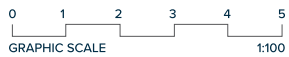
### GROUND FLOOR

#### LIVING AREA

HALL 1	20,40 m <sup>2</sup>
STAIRS	10,71 m <sup>2</sup>
LOUNGE-DINING-KITCHEN	81,94 m <sup>2</sup>
BATHROOM 3	5,76 m <sup>2</sup>
BEDROOM 3	14,78 m <sup>2</sup>
<b>TOTAL</b>	<b>133,59 m<sup>2</sup></b>

#### ACCESS & TERRACES

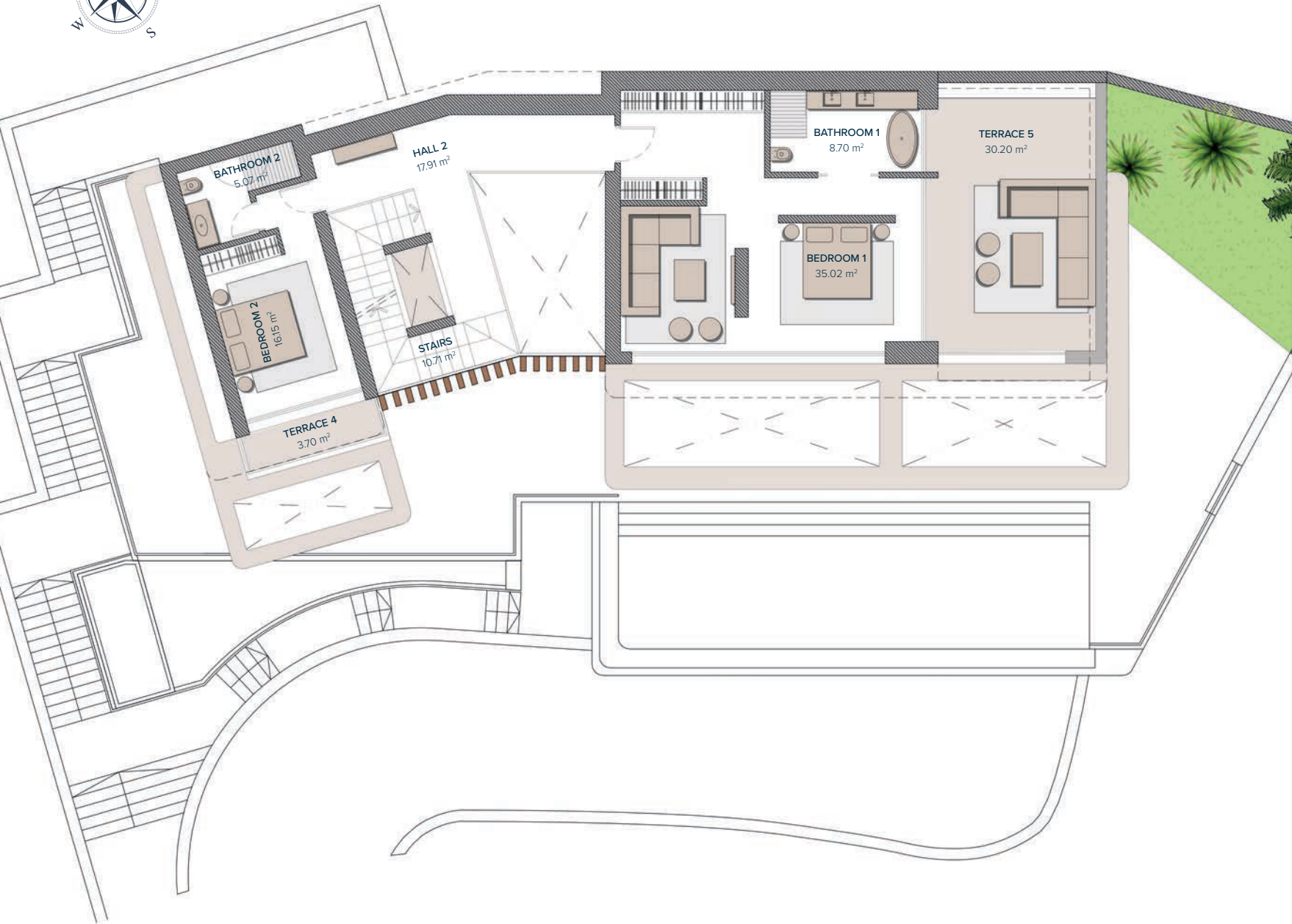
TERRACE 1	17,00 m <sup>2</sup>
TERRACE 2	20,97 m <sup>2</sup>
TERRACE 3	29,62 m <sup>2</sup>
PERGOLA 1	24,07 m <sup>2</sup>
PERGOLA 2	55,30 m <sup>2</sup>
<b>TOTAL</b>	<b>146,69 m<sup>2</sup></b>



Entrance

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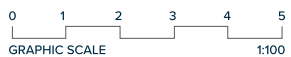
## VILLA Nº4 FIRST FLOOR

### BEDROOMS

HALL 2	17,91 m <sup>2</sup>
STAIRS	10,71 m <sup>2</sup>
BEDROOM 2	16,15 m <sup>2</sup>
BATHROOM 2	5,07 m <sup>2</sup>
BEDROOM 1	35,02 m <sup>2</sup>
BATHROOM 1	8,70 m <sup>2</sup>
<b>TOTAL</b>	<b>93,56 m<sup>2</sup></b>

### ACCESS & TERRACES

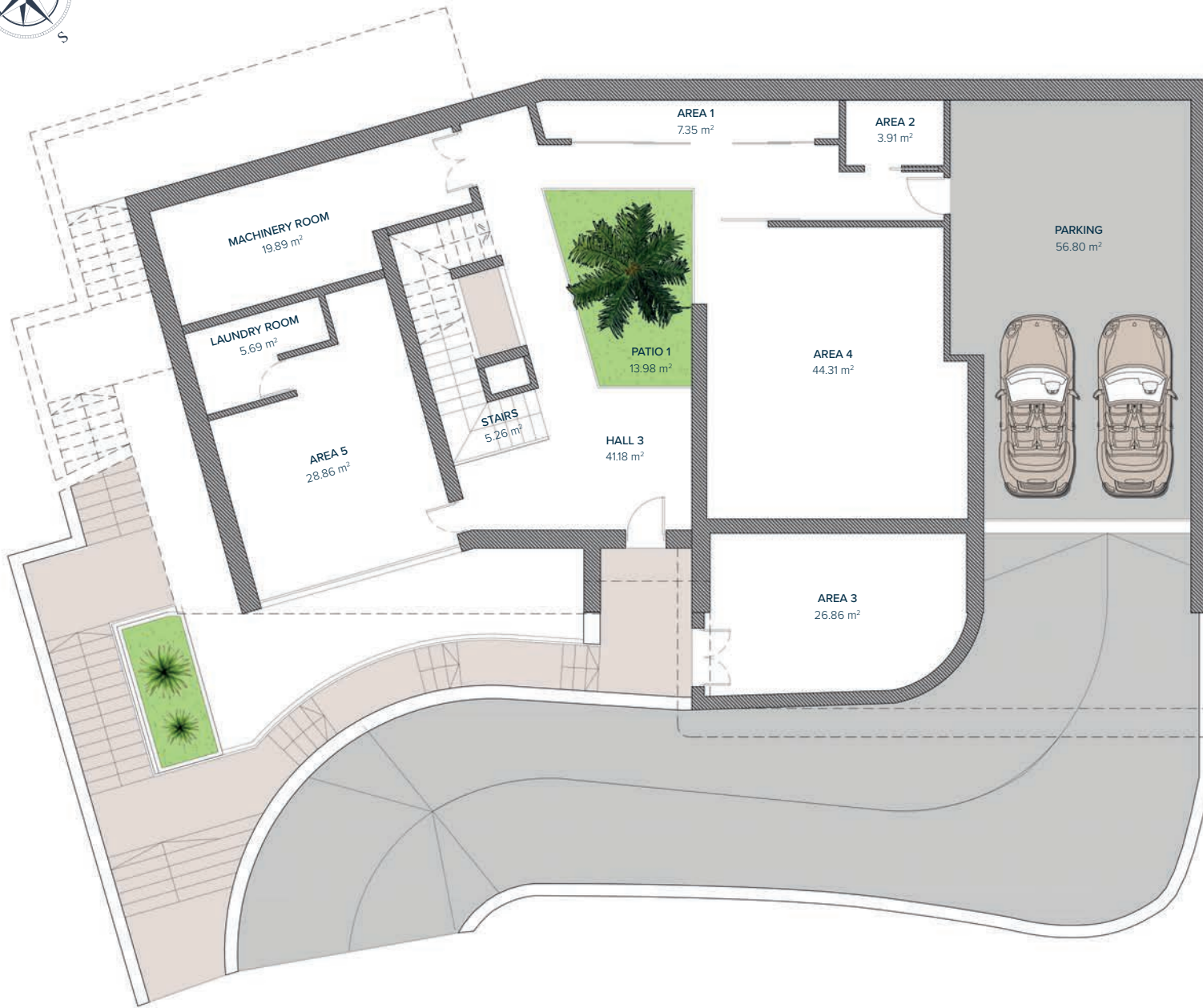
TERRACE 4	3,70 m <sup>2</sup>
TERRACE 5	30,20 m <sup>2</sup>
<b>TOTAL</b>	<b>33,90 m<sup>2</sup></b>



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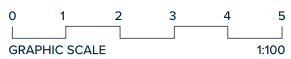
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## VILLA Nº4 BASEMENT

### BASEMENT

HALL 3	41,18 m <sup>2</sup>
STAIRS	5,26 m <sup>2</sup>
AREA 1	7,35 m <sup>2</sup>
AREA 2	3,91 m <sup>2</sup>
AREA 3	26,86 m <sup>2</sup>
AREA 4	44,31 m <sup>2</sup>
AREA 5	28,86 m <sup>2</sup>
LAUNDRY ROOM	5,69 m <sup>2</sup>
MACHINERY ROOM	19,89 m <sup>2</sup>
PARKING	56,80 m <sup>2</sup>
PATIO 1	13,98 m <sup>2</sup>
PATIO 2	1,80 m <sup>2</sup>
<b>TOTAL</b>	<b>255,89 m<sup>2</sup></b>



Entrance

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