

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 water is visible in the distance, with a few boats. The overall scene is peaceful and scenic.

18 INDIVIDUALLY DESIGNED SUSTAINABLE VILLAS

VILLA
N°10

VILLA Nº10

Villa Nº10 sits on a south-facing plot that has magnificent views 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, wrapping around the whole main living area, making the most of the fabulous Marbella climate. 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. There are three spacious ensuite bedrooms, with the large Master Suite designed around the concept of a 5-star hotel suite. Built over three floors with a basement of over 200 metres squared, that includes a garage with room for two cars, this is a splendid home.





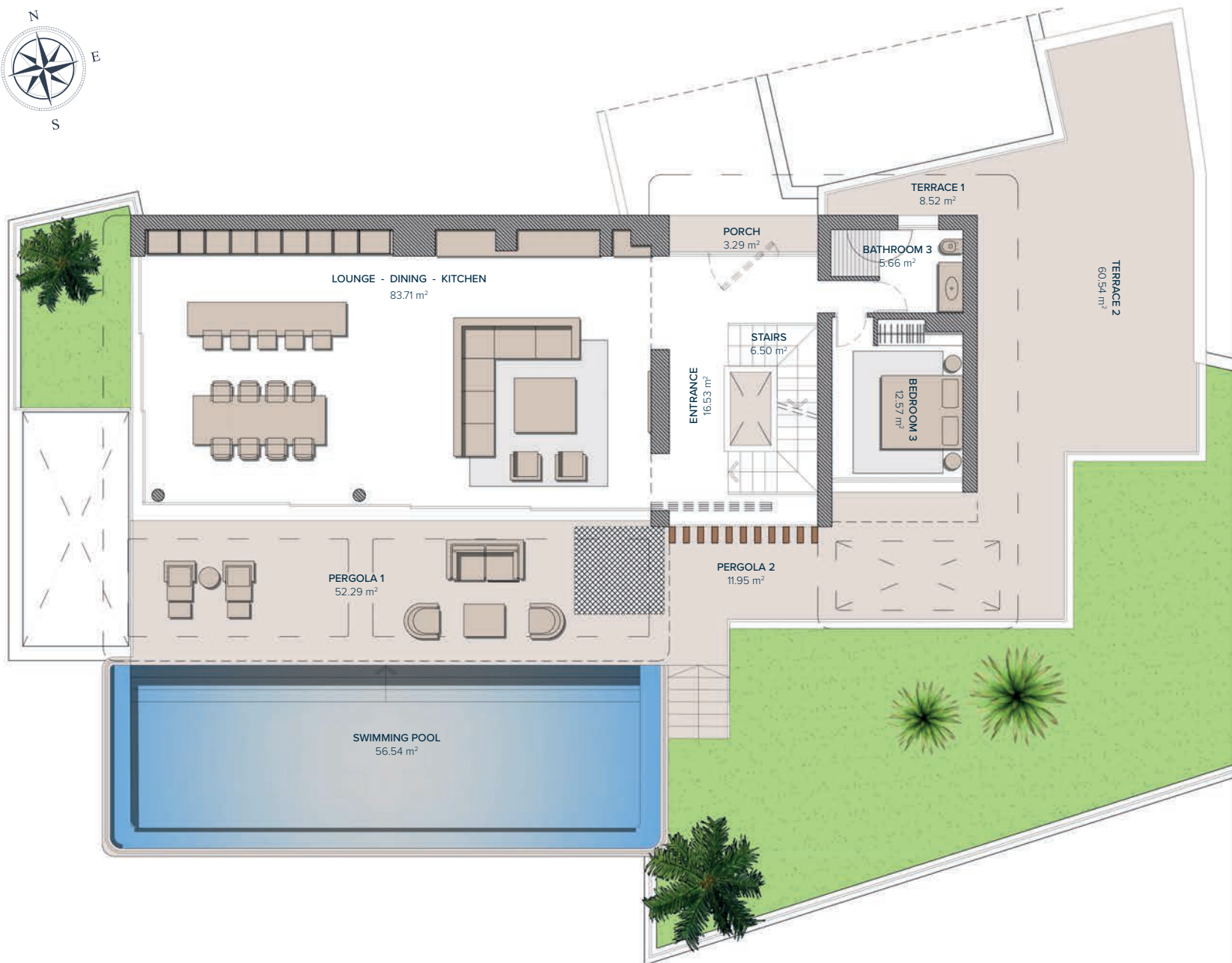
VILLA Nº10

FIRST FLOOR	143,18 m ²
GROUND FLOOR	112,81 m ²
BASEMENT	320,12 m ²
TOTAL	576,12 m²

PORCHES	3,29 m ²
TERRACES	82,64 m ²
PERGOLAS	114,66 m ²
COMUN AREA	8,70 m ²
TOTAL	785,40 m²

PLOT	1.832,00 m²
GARDEN	170,11 m ²
SWIMMING POOL	56,54 m ²
TOTAL USEFUL AREA	543,26 m²
DECREE 218/2005	

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.

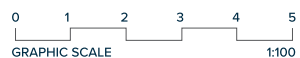


VILLA Nº10 GROUND FLOOR

ENTRANCE & LIVING AREA

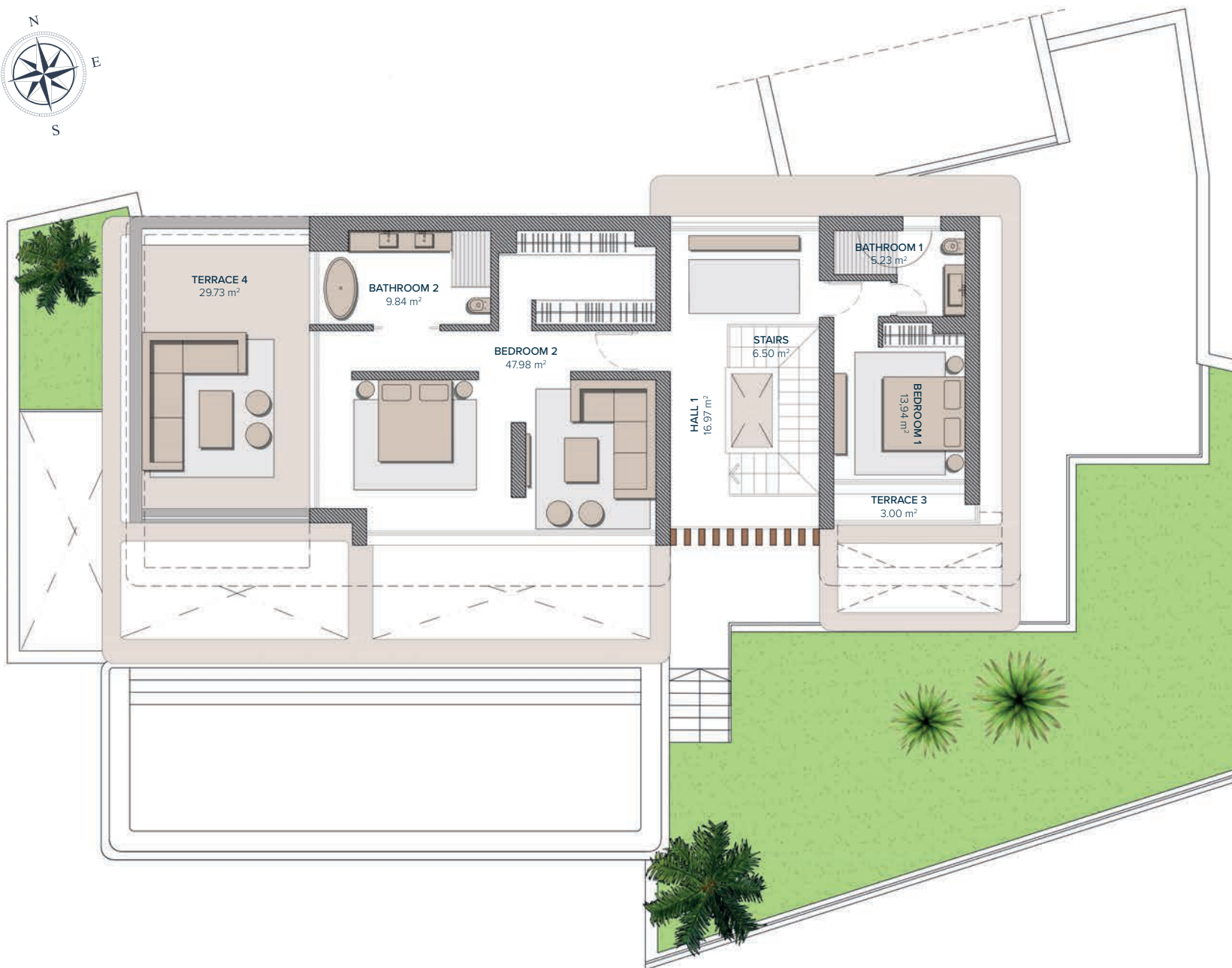
ENTRANCE	16,53 m ²
STAIRS	6,50 m ²
LOUNGE-DINING-KITCHEN	83,71 m ²
BATHROOM 3	5,66 m ²
BEDROOM 3	12,57 m ²
TOTAL	124,97 m²

PORCHE ENTRANCE	3,29 m ²
TERRACE 1	8,52 m ²
TERRACE 2	60,54 m ²
PERGOLA 1	52,29 m ²
PERGOLA 2	11,95 m ²
TOTAL	136,59 m²



Entrance	1
	0
	-1

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 Nº10 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
BATHROOM 2	9,84 m ²
BEDROOM 2	47,98 m ²
TOTAL	100,46 m²

TERRACES

TERRACE 3	3,00 m ²
TERRACE 4	29,73 m ²
TOTAL	32,73 m²

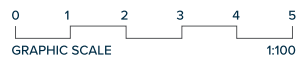


These images are not contractual but only for illustrative purposes. The images are subject to technical, legal or commercial modifications approved by the project management or the competent authority. The 3D images corresponding to the facades, common elements, and the rest of the spaces are merely 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 Nº10 BASEMENT

BASEMENT	
HALL 2	27 m ²
STAIRS	4,24 m ²
PATIO	1,80 m ²
PATIO 1	4,73 m ²
PATIO 2	15,69 m ²
AREA 1	81,97 m ²
AREA 2	14,18 m ²
AREA 3	4,71 m ²
AREA 4	4,98 m ²
AREA 5	18,68 m ²
HALL 3	3,11 m ²
PARKING	62,36 m ²
POOL MACHINE ROOM	11,24 m ²
MACHINERY ROOM	13,75 m ²
TOTAL	268,44 m²



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 Nº10

