

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 trees, with some taller buildings visible in the distance. The overall scene is peaceful and scenic.

18 INDIVIDUALLY DESIGNED SUSTAINABLE VILLAS

VILLA
Nº9

VILLA Nº9

Villa Nº9 sits on a south-facing plot that has superb 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, making the most of the fabulous Marbella climate, and an ample garden with enough 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 and two guest bedrooms enjoying their own private terraces. Built over four floors with a basement of nearly 200 metres squared, this is a superlative home.





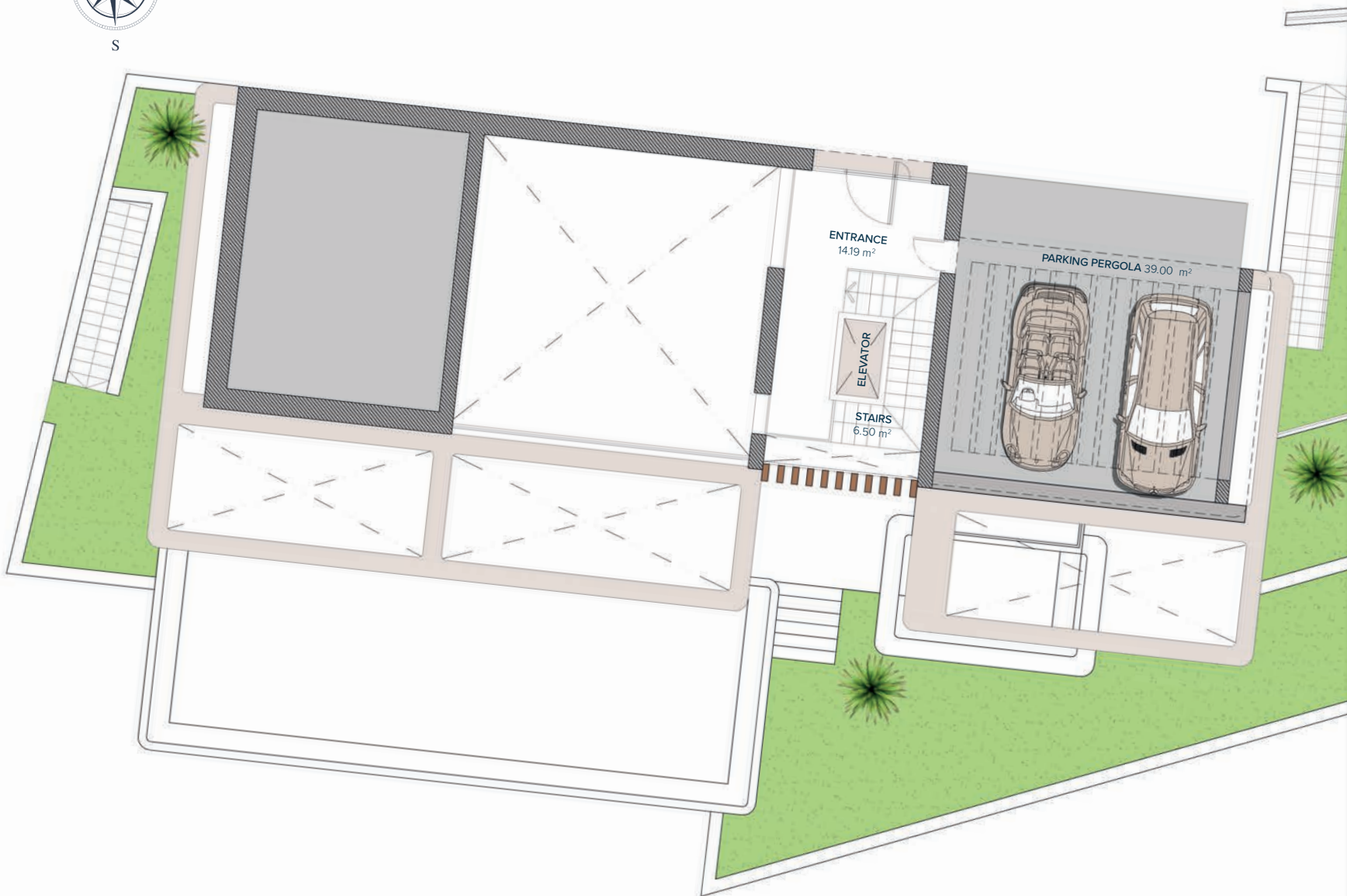
VILLA N°9

SECOND FLOOR	20,94 m ²
FIRST FLOOR	144,29 m ²
GROUND FLOOR	111,36 m ²
BASEMENT	258,00 m ²
TOTAL	534,59 m²

TERRACES	39,16 m ²
PERGOLAS	48,69 m ²
CARPORT	41,44 m ²
COMUN AREAS	8,70 m ²
TOTAL CONSTRUCTED	657,67 m²

PLOT	1.784,00 m²
GARDEN	212,32 m ²
SWIMMING POOL	56,43 m ²
TOTAL USEFUL AREA	495,94 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 N°9

SECOND FLOOR

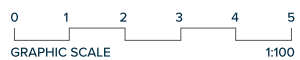
ACCESS 14,19 m²

STAIRS 6,50 m²

TOTAL 20,69 m²

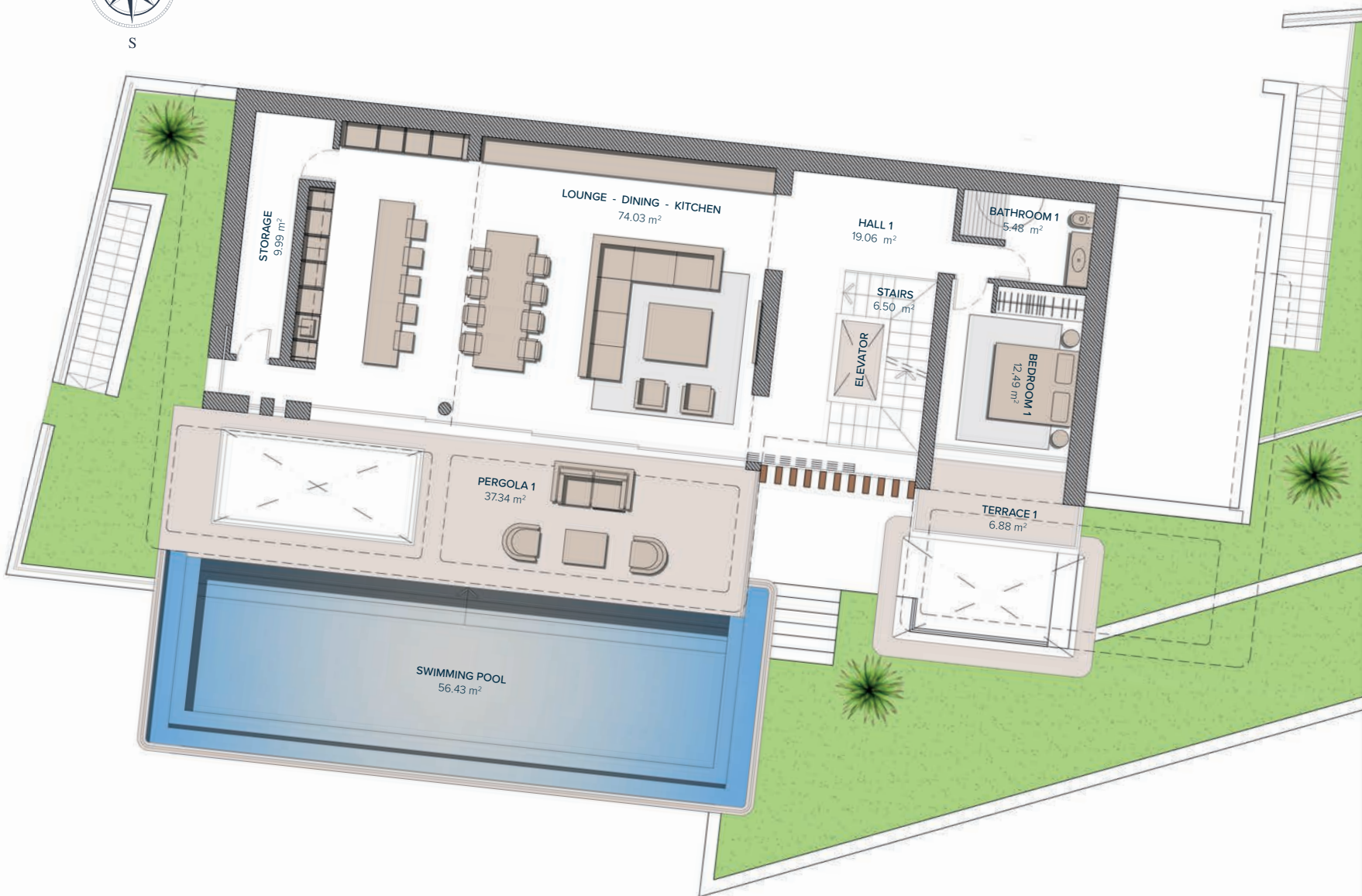
PARKING (PERGOLA) 39,00 m²

TOTAL 39,00 m²



Entrance	2
	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.



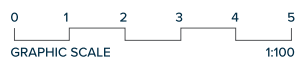
VILLA N°9 FIRST FLOOR

LIVING AREA

HALL 1	19,06 m ²
STAIRS	6,50 m ²
LOUNGE-DINING-KITCHEN	74,03 m ²
BATHROOM 1	5,48 m ²
BEDROOM 1	12,49 m ²
STORAGE	9,99 m ²
TOTAL	127,55 m²

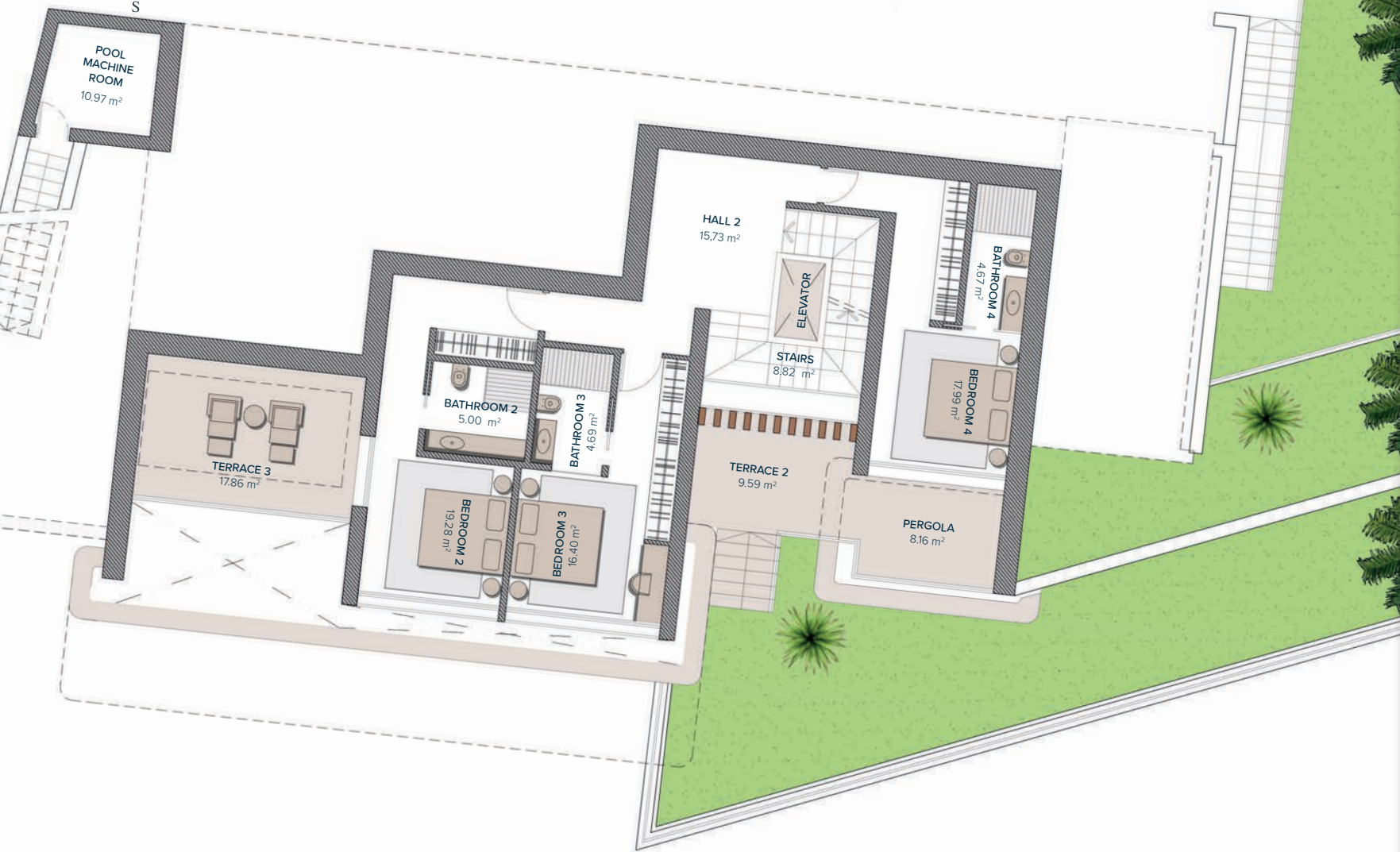
TERRACES

TERRACE 1	6,88 m ²
PERGOLA 1	37,34 m ²
TOTAL	44,22 m²



Entrance	2
	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.



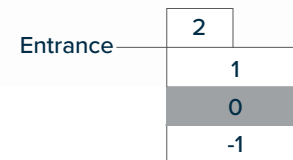
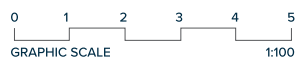
VILLA N°9 GROUND FLOOR

BEDROOMS

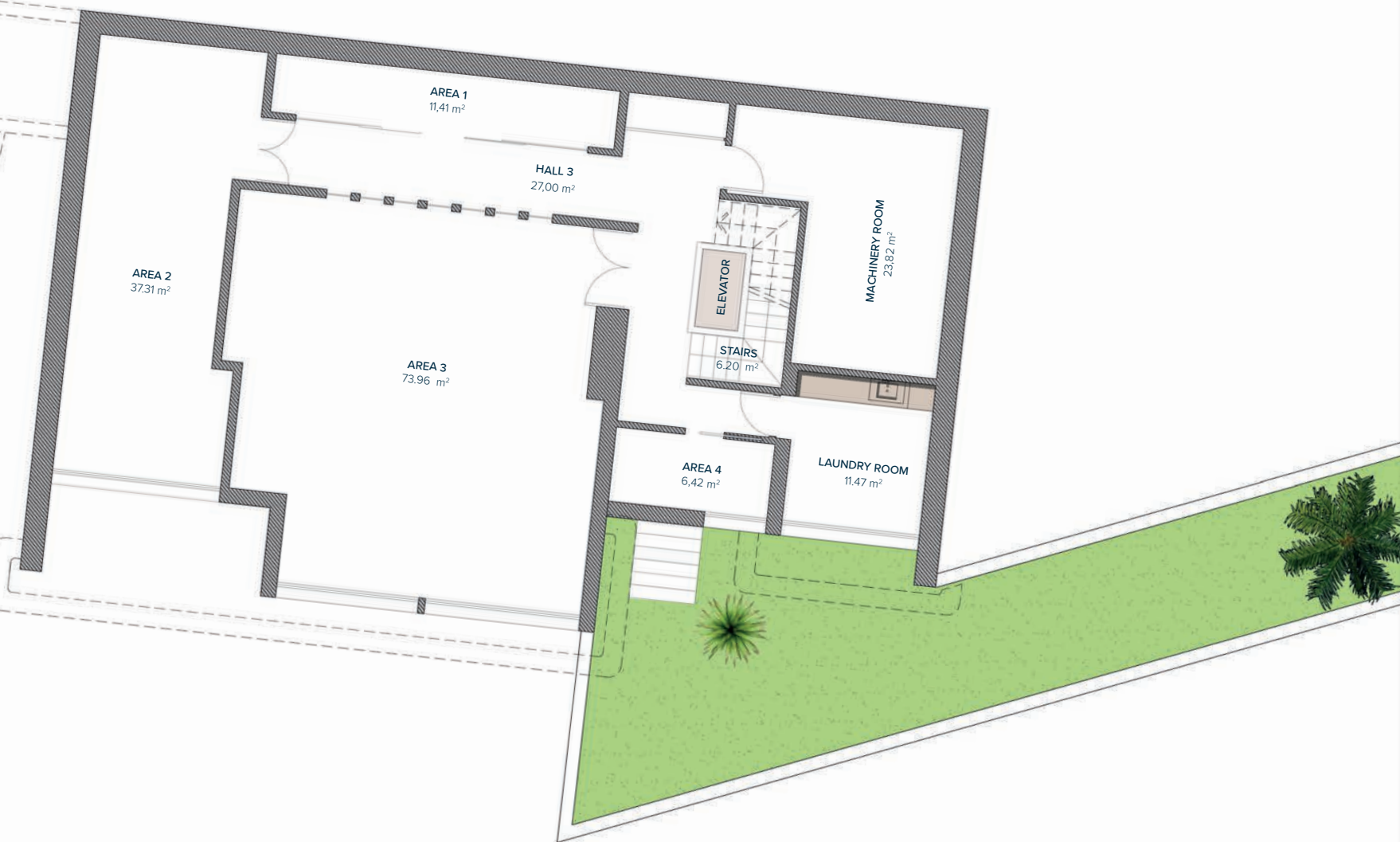
STAIRS	8,82 m ²
HALL 2	15,73 m ²
BATHROOM 2	5,00 m ²
BEDROOM 2	19,28 m ²
BATHROOM 3	4,69 m ²
BEDROOM 3	16,40 m ²
BATHROOM 4	4,67 m ²
BEDROOM 4	17,99 m ²
TOTAL	92,58 m²

TERRACES

PERGOLA	8,16 m ²
TERRACE 2	9,59 m ²
TERRACE 3	17,86 m ²
POOL MACHINE ROOM	10,97 m ²
TOTAL	46,13 m²



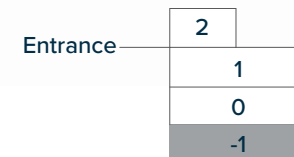
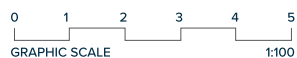
These images are not contractual but only for illustrative purposes. The images are subject to technical, legal or commercial modifications approved by the project management or the competent authority. The 3D images corresponding to the facades, common elements, and the rest of the spaces are merely 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 Nº9 BASEMENT

BASEMENT

HALL 3	27,00 m ²
AREA 1	11,41 m ²
AREA 2	37,31 m ²
AREA 3	73,96 m ²
AREA 4	6,42 m ²
STAIRS	6,20 m ²
MACHINERY ROOM	23,82 m ²
LAUNDRY ROOM	11,47 m ²
PATIO (ELEVATOR)	1,80 m ²
TOTAL	199,39 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.

