

## 4 chambre Villa à vendre dans Carib Playa, Málaga

1.485.000€



New-built villa (new construction registered in 2021) located in the prestigious area of East Marbella Carib Playa on the entrance to Marbesa.

An individual project in a classic style implemented using the most modern technologies and materials: smart home system, floor heating throughout the house, a very important emphasis was placed on energy-saving (energy certificate: energy consumption - 25,01B; CO2 emissions - 4,24A).

The villa has ample comfort including floor heating and a heated pool at virtually no energy cost; it is powered by a novel energy system consisting of Solar Panels and a combined cycle Heat Pump system. The villa is quasi self-sufficient in its energy needs but for backup it is also connected to the public power grid.

The interior is designed very efficiently with comfortable layout:

Living & seating area with fireplace and dining area for 10 people

Open kitchen with breakfast bar

Terraces, patio and outdoor dining area with access to the heated pool

Office that can be used as a spare bedroom with adjoining guest bathroom

Master bedroom with open plan bathroom and private terrace with sea view















Upper bedroom with bathroom and private terrace with sea view

Lower bedroom, bathroom with shower

Heated swimming pool

Outdoor grill/plancha

Floorheating throughout the house

- |  |   |  |
|--|---|--|
|  4 chambres                              |  4 salles de bains         |  285m <sup>2</sup> Taille de construction |
|  765m <sup>2</sup> Taille de la parcelle |  Piscine                   |  air conditioning                         |
|  beachside                               |  close to schools          |  fireplace                                |
|  newly built                             |  private garden            |  swimming pool                            |
|  walking distance to amenities           |  walking distance to beach |  |



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