

## 4 soverom Villa til salgs i 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

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|---|---|--|
|  4 soverom                        |  4 bad |  285m <sup>2</sup> Bygg størrelse |
|  765m <sup>2</sup> Tomtestørrelse | <input checked="" type="checkbox"/> Svømmebasseng   | <input checked="" type="checkbox"/> air conditioning   |
| <input checked="" type="checkbox"/> beachside   | <input checked="" type="checkbox"/> close to schools                                      | <input checked="" type="checkbox"/> fireplace  |
| <input checked="" type="checkbox"/> newly built   | <input checked="" type="checkbox"/> private garden  | <input checked="" type="checkbox"/> swimming pool  |
| <input checked="" type="checkbox"/> walking distance to amenities   | <input checked="" type="checkbox"/> walking distance to beach                             |  |