



## Location, location! Off plan development near Puerto Banus, the beach and all the facilities & amenities.



### Information de l'agent

Nom:	ArKadia
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Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 390,771.53

### Location

Pays:	Espagne
État/Région/Province:	Andalousie
Ville:	Marbella
Soumis:	28/03/2025

### Description:

The ideal location of offers you the convenience of having all kinds of basic day-to-day services at your disposal. The residential complex is located close to the beach and the famous Puerto Banús in Marbella. A quiet area with no road traffic, local shops, groceries, chemists, school, skate park, health services, all within easy reach.

The solarium and the swimming pool will be paved with porcelain stoneware and artificial grass, providing an aesthetically attractive environment.

Penthouses with terraces where maximum space is a reality and with spectacular views of the Mediterranean horizon where you can enjoy your best moments with the privacy you need and the comforts of a large residential complex.

**A SUSTAINABLE PROJECT** We make a rational use of energy in the building, reducing consumption and, that part of this consumption comes from renewable energy sources through photovoltaic energy and in the house, aerothermal heat pumps for air conditioning and hot water production. Façades and roofs that exceed standard quality levels, reducing energy losses to the exterior.

Energy-efficient LEO lighting installations in communal areas have a control system that adjusts lighting to occupancy and a timed presence detection dimming system. In addition, the building has a comprehensive charging infrastructure for all electric vehicles in the basement car park.

The window design allows for the rational use of natural light and improved energy performance by 20%, using low-emissivity double glazing, lacquered aluminium frames with thermal break (RPT), blinds with injected interior insulation and shutters as effective solar protection.

**NOISE PROTECTION** Facades, roofs and windows limit noise transmission by incorporating materials



with acoustic characteristics to reduce exterior noise, impact noise and noise from building installations, such as: closed air chambers, reinforced double glazing, porous mineral wool insulation, etc.

**MOISTURE PROTECTION**The risk of dampness in the interior due to atmospheric precipitation or condensation is limited by means of waterproofing solutions that are superior to those required by regulations, increasing the waterproofing performance to the maximum by adding waterproofing coatings on the inside of the façade.

**RATIONAL USE OF WATER**The water supply system provides sufficient flow rates and incorporates means for saving and controlling water. In addition, the equipment in each home for hot water production is equipped with systems that prevent the development of pathogenic germs.

FROM 333.000 € UP TO 1.007.000 €

## Room details

Indoor Features: Fitted kitchen

## Building details

Parking: Oui

Outdoor Amenities: Pool

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/DEFN-T575/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/DEFN-T575/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: id-a0678

