

Málaga – Elviria - Cabopino

## Luxury Villa with sea views.

CODE DU BIEN: ES21385306



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PRIX D'ACHAT: 2.738.000 EUR • SURFACE HABITABLE: ca. 441 m<sup>2</sup> • SUPERFICIE DU TERRAIN: 1.151 m<sup>2</sup>

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- En un coup d'œil
- La propriété
- Informations énergétiques
- Plans d'étage
- Une première impression
- Contact

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## En un coup d'œil

CODE DU BIEN	ES21385306	Prix d'achat	2.738.000 EUR
Surface habitable	ca. 441 m <sup>2</sup>	Type de bien	Villa
Disponible à partir du	Selon l'arrangement	Surface de plancher	ca. 0 m <sup>2</sup>

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## Informations énergétiques

Source  
d'alimentation

Électrique

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## La propriété





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## La propriété



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# Plans d'étage

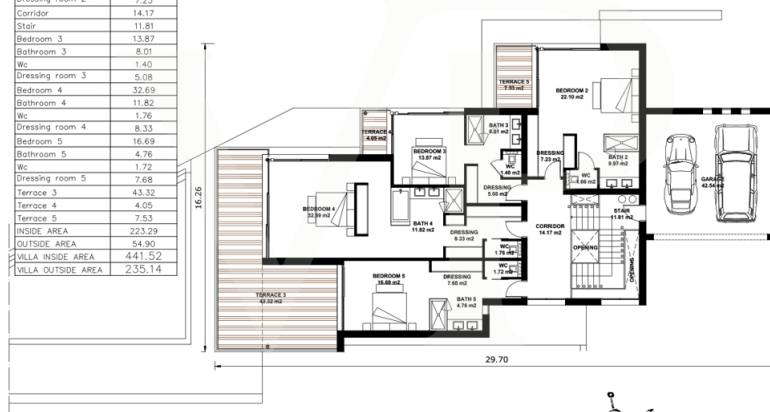
AREAS VILLA 9	
	LIVING AREAS
GROUND FLOOR	m2
Hall	20,50
Stair	19,80
Toilet	3,84
Wc	1,95
Living room	95,08
Dining room-Kitchen	35,71
Bedroom 1	22,10
Bathroom 1	10,01
Dressing room 1	8,44
Terrace 1	94,35
Terrace 2	18,49
Pool	67,40
INSIDE AREA	218,23
OUTSIDE AREA	180,24
VILLA INSIDE AREA	441,52
VILLA OUTSIDE AREA	235,14



JARDINES DE IBERIS II. VILLA 9

GROUND FLOOR  
 Living area: 218.23 m<sup>2</sup>

AREAS VILLA 9	
	LIVING AREAS
FIRST FLOOR	m2
Garage	42,54
Bedroom 2	22,10
Bathroom 2	9,97
Wc	1,66
Dressing room 2	7,23
Corridor	14,17
Stair	11,81
Bedroom 3	13,87
Bathroom 3	8,01
Wc	1,40
Dressing room 3	5,08
Bedroom 4	32,69
Bathroom 4	11,82
Wc	1,76
Dressing room 4	8,33
Bedroom 5	16,69
Bathroom 5	4,76
Wc	1,72
Dressing room 5	7,68
Terrace 3	43,32
Terrace 4	4,05
Terrace 5	7,53
INSIDE AREA	223,29
OUTSIDE AREA	54,90
VILLA INSIDE AREA	441,52
VILLA OUTSIDE AREA	235,14



JARDINES DE IBERIS II. VILLA 9

FIRST FLOOR  
 Living area: 223.29 m<sup>2</sup>

Ce plan n'est pas à l'échelle. Les documents nous ont été remis par le client. Pour cette raison, nous ne pouvons pas garantir l'exactitude des informations.

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## Une première impression

Detached homes that bear the mark of exceptional style. Situated in an incredibly stunning setting offering you exceptional views over the golf to the Mediterranean Sea, North Africa and the port of Cabopino. A modern design project of 5 luxury villas that perfectly reflects our passion for modern construction. It incorporates contemporary style architecture, thoughtful interior details and innovative and spacious floor plans. This particular property consists of 5 bedrooms, 5 bathrooms and a guest toilet. Situated on a plot of 1.151 m<sup>2</sup>, it has a built area of 619 m<sup>2</sup> of which 441 m<sup>2</sup> are habitable. Swimming pool of 12x4.5 m<sup>2</sup>. The whole villa is equipped with acoustic and thermal insulation according to the latest European directives. All windows are equipped with security. They are also solar controlled and self-cleaning. solar control and are self-cleaning. SAINT GOBAIN brand or equivalent. The windows consist of aluminium profiles with a 3-chamber air insulation system. The customer can choose the colour of the profiles from the manufacturer's colour palette. All windows and exterior doors have granite window sills. granite. The opening direction of the windows is in consultation with the customer. All non-sliding windows consist of turn/tilt and turn. Brand SCHUCO type AWS55, SAPA type A140, PROFEL type Drito 70 or an equivalent manufacturer. The insulated floor is fitted with a ceramic tile. The walls of the sanitary rooms are equipped with a ceramic tiling which is laid up to the ceiling height. Wooden floors and epoxy floors are an option. All rooms are equipped with individual units for maximum energy savings and a water-based underfloor heating system with heat pump. DAIKIN or VALLIANT brand. The entire villa is equipped with air heating and cooling system according to a central pipe system with heat pumps. DAIKIN and ALTHERMA.



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## Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

Anke Borchert

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Centro Comercial Guadalmina IV, local 14 Marbella

E-Mail: [marbella@von-poll.com](mailto:marbella@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

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