



Plot For Sale

€1,675,000

Puerto Banús, Costa del Sol

Ref: R4791613

Atalaya de Rio Verde. Plot with Project and License. Walking distance to Puerto Banus. A great opportunity to buy a residential plot in the privileged location of Atalaya de Rio Verde, just next to the world famous port of Banus. A large home built over 746m² including terraces and pool. The villa has been designed with a superb roof terrace of 88m² for long lazy evenings of enjoyment under the Mediterranean skies. The roof terrace is accessible by the elevator, making it a great and easy way to utilise this space. The ground floor is designed over 395m², this size includes the pool and the terraces, and comprises of a large open plan living area of 77m² with double height ceiling and huge floor to ceiling windows. Impressive architecture which frames the lovely pool and garden area out...

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MARBELLA

Property Description

Location: Puerto Banús, Costa del Sol, Spain

Atalaya de Rio Verde. Plot with Project and License. Walking distance to Puerto Banus.

A great opportunity to buy a residential plot in the privileged location of Atalaya de Rio Verde, just next to the world famous port of Banus.

A large home built over 746m² including terraces and pool.

The villa has been designed with a superb roof terrace of 88m² for long lazy evenings of enjoyment under the Mediterranean skies. The roof terrace is accessible by the elevator, making it a great and easy way to utilise this space.

The ground floor is designed over 395m², this size includes the pool and the terraces, and comprises of a large open plan living area of 77m² with double height ceiling and huge floor to ceiling windows. Impressive architecture which frames the lovely pool and garden area outside.

A very generous open-plan kitchen and dining room. This space covers 43m² and includes a separate utility room.

On this ground floor level is one double bedroom with ensuite bathroom and built in wardrobes.

Designed with an elevator which travels from the basement to the roof terrace. Very convenient.

The main staircase in this luxury Marbella villa travels from the ground floor hallway to the first floor, built over an area of 155m², where the double height design of the very heart of this villa allows for a wonderful featured gallery. This is a bright and elevated mezzanine of 22m² which looks over the living room area below and gives astonishing views through the double height windows to the south across Puerto Banus and to the Mediterranean Sea.

From this lovely feature the bedrooms of the first floor are accessed. The master bedroom designed with high ceilings of 19sqm with a separate dressing room area of 15m², and luxury ensuite bathroom of 12.5m². This master suite accesses the west-facing uncovered terrace of 16m².

There are a further 2 bedrooms on this level, each of 19m² and each with it's own ensuite bathroom. Both of these bedrooms have direct access to the south facing covered terrace.

The basement offers excellent extra space. 196m² of room to develop as the new owner wishes. On either side of this lower level are English patios, designed to allow natural light into the gym, play room and other areas within the basement.

The current design offers a gym of 12.3m².

English patios feature on either side of the villa.

A space of 45m² to create a playroom, bar and wine cellar area, a must of any luxury home in Marbella.

With the potential for 3 bedrooms of 10 m² each with it's own ensuite bathroom.

A machine room for the technical installations of the villa.

The pool has dimensions of 4 by 14 m² and is designed to be close to the property so that it

becomes as much a feature of the architecture as it is a pleasant recreational facility.

There are carport garages for 3 cars at the entrance to the villa, and additionally a small service room and bathroom for gardener and other staff.

Located in Atalaya de Río Verde, a residential area approximately 2 km from Puerto Banús and 5 km from Marbella. Easily accessible from the highway and well connected, it is close to all types of restaurant and leisure services. This is the area where we find the so called "Green River". It is the largest river on the Western Costa del Sol. It begins in the Sierra de las Nieves, specifically between the municipalities of Istán, Tolox and Parauta, and has a route of about 35 km until its mouth into the Mediterranean, near Puerto Banús.

Additional Info

For Sale	Type: Plot	Area: 746 sq m
Land Area: 1369 sq m	Garden	Pool
Setting: Suburban	Close To Port	Close To Sea
Close To Town	Close To Schools	Close To Marina
Orientation: South	Pool: Private	Climate Control: Air Conditioning
Hot A/C	Cold A/C	U/F Heating
Views: Garden	Urban	Covered Terrace
Lift	Private Terrace	Solarium
Gym	Guest Apartment	Utility Room
Ensuite Bathroom	Double Glazing	Basement
Fiber Optic	Garden: Private	Parking: Covered
More Than One	Private	Category: Luxury
Off Plan	Built Area : 746 sq m	Land Size : 1369 sq m

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