

An aerial photograph of a coastal city at sunset. The sky is a mix of blue and orange, with wispy clouds. In the background, there are mountains and a body of water. The city below is densely packed with buildings and trees, with some taller buildings visible on the right side. The overall scene is peaceful and scenic.

VILLA N°16

FLOOR
PLANS

Villa N°16 sits on a west-southwest facing plot and enjoys magnificent views straight across the Mediterranean and complete privacy. The villa has plenty of terrace space which makes the most of the year-round warm weather in Marbella. The landscaped garden can easily accommodate an organic vegetable garden, if so desired. In key parts of the villa the windows disappear into the walls, framing the undisturbed, panoramic views of the idyllic natural surroundings. There are three spacious ensuite bedrooms, all of which have their own terraces. The Master Bedroom Suite is designed along the lines of a 5-star hotel suite with it's own lounge area and spacious wardrobe. Built over three floors with a large basement that can be customised to requirements, this is an exceptional home.



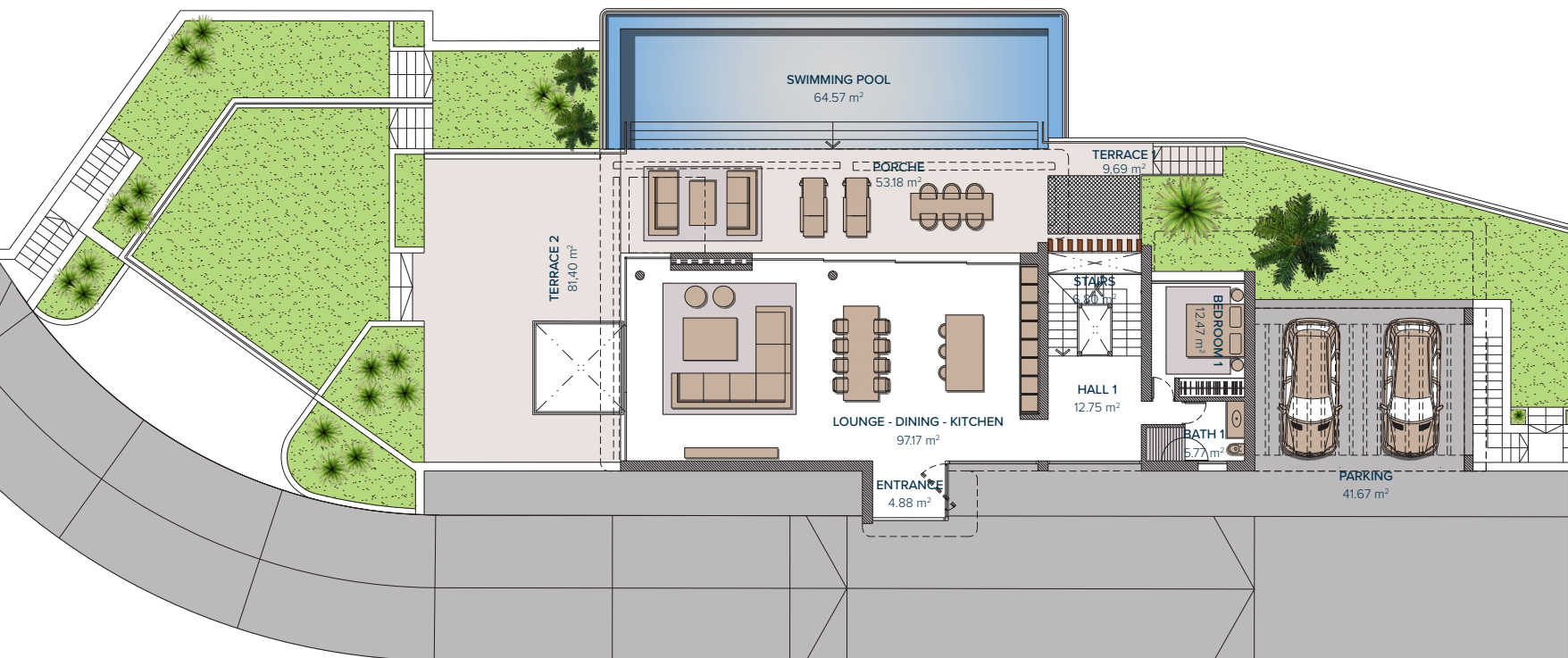
VILLA N°16

FIRST FLOOR	165,36 m ²
GROUND FLOOR	112,70 m ²
BASEMENT	434,00 m ²
TOTAL	712,06 m²

PORCHES	55,22 m ²
TERRACES	149,87 m ²
PERGOLAS	24,72 m ²
CARPORT	42,00 m ²
COMUN AREAS	8,70 m ²
TOTAL	992,57 m²

PLOT	9.644,00 m²
GARDEN	250,91 m ²
SWIMMING POOL	64,57 m ²
TOTAL USEFUL AREA	651,09 m²
DECREE 218/2005	

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VILLA N°16

GROUND FLOOR

ENTRANCE & LIVING AREA

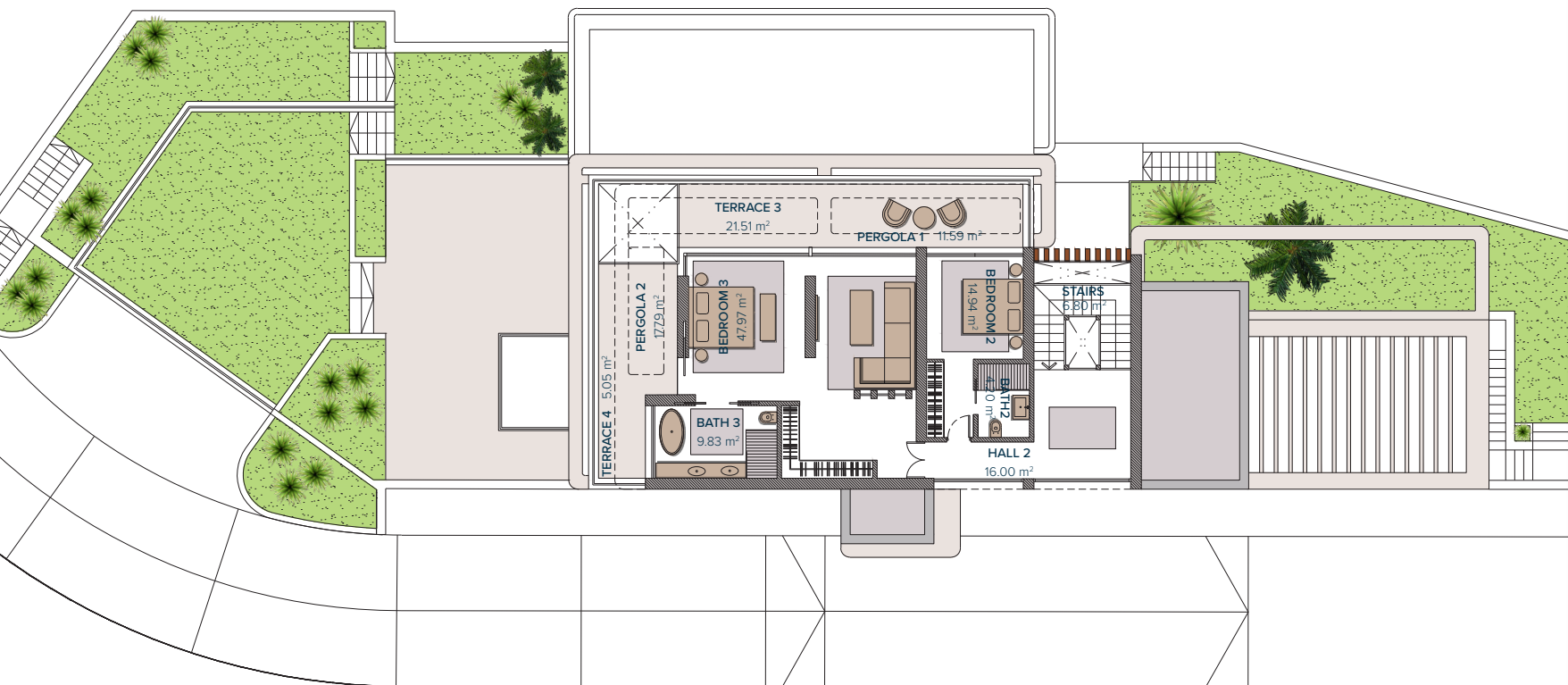
ENTRANCE	4,88 m ²
HALL 1	12,75 m ²
STAIRS	6,80 m ²
LOUNGE- DINING - KITCHEN	97,17 m ²
BATHROOM 1	5,77 m ²
BEDROOM 1	12,47 m ²
TOTAL	139,84 m²

PARKING (PERGOLA)	41,67 m ²
TOTAL	41,67 m²

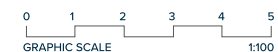
PERGOLAS & TERRACES

TERRACE 1	9,69 m ²
PORCHE	53,18 m ²
TERRACE 2	81,40 m ²
TOTAL	144,27 m²

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Entrance	1
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VILLA N°16

FIRST FLOOR

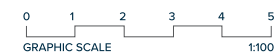
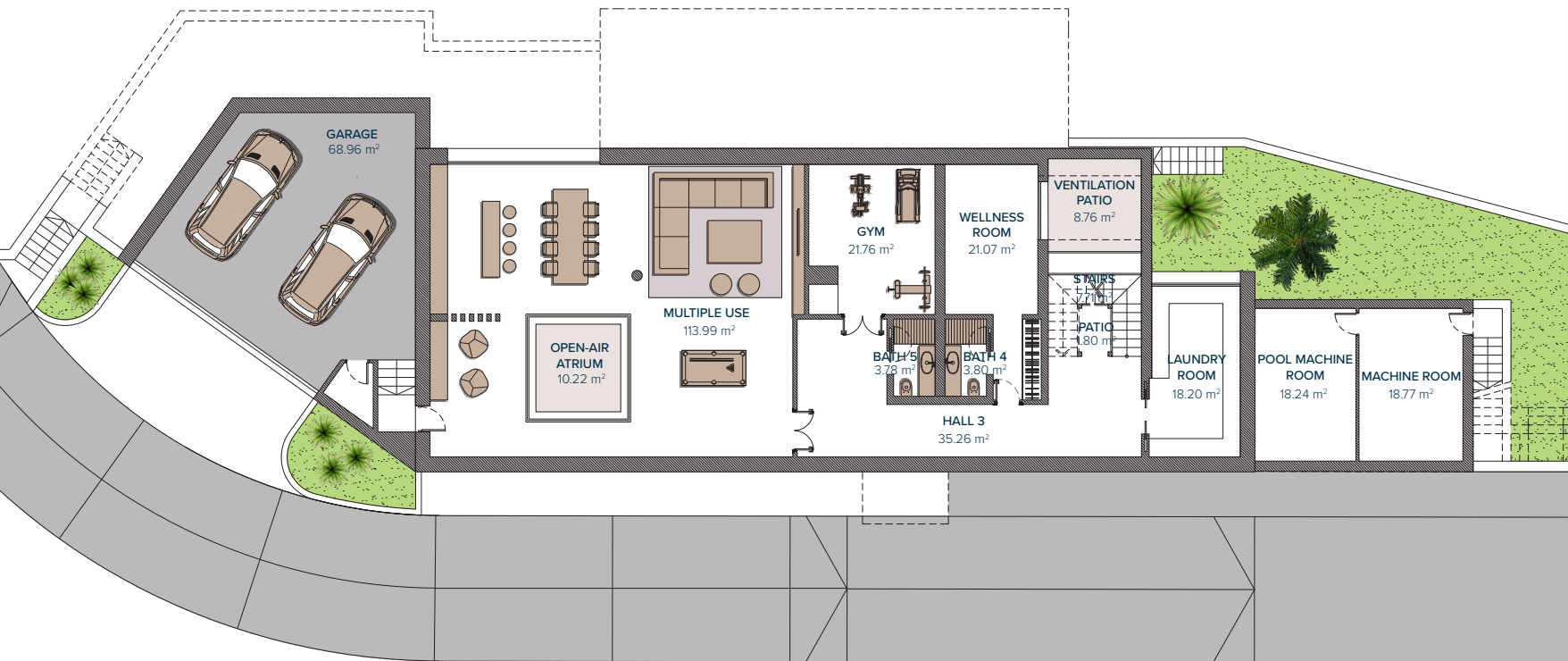
BEDROOMS

HALL 2	16,00 m ²
STAIRS	6,80 m ²
BATHROOM 2	4,20 m ²
BEDROOM 2	14,94 m ²
BATHROOM 3	9,83 m ²
BEDROOM 3	47,97 m ²
TOTAL	99,74 m²

PERGOLAS & TERRACES

TERRACE 3	21,51 m ²
PERGOLA 1	11,59 m ²
PERGOLA 2	17,79 m ²
TERRACE 4	5,05 m ²
TOTAL	55,94 m²

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VILLA N°16

BASEMENT

HALL 3	35,26 m ²
STAIRS	7,71 m ²
VENTILATION PATIO	8,76 m ²
WELLNESS ROOM	21,07 m ²
BATHROOM 4	3,80 m ²
GYM	21,76 m ²
BATHROOM 5	3,78 m ²
MULTIPLE USE	113,99 m ²
OPEN AIR ATRIUM	10,22 m ²
LAUNDRY ROOM	18,20 m ²
POOL MACHINE ROOM	18,24 m ²
MACHINERY ROOM	18,77 m ²
PATIO	1,80 m ²
TOTAL	352,32 m²

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