

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 large body of water. The city below is densely packed with buildings and greenery. The text "18 INDIVIDUALLY DESIGNED SUSTAINABLE VILLAS" is overlaid in white, bold, sans-serif font in the center of the image.

# 18 INDIVIDUALLY DESIGNED SUSTAINABLE VILLAS

VILLA  
N°16

## VILLA Nº16

Villa Nº16 sits on a west 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, fireplace and spacious wardrobe. Built over three floors with a large basement that can be customised to requirements, this is an exceptional home.





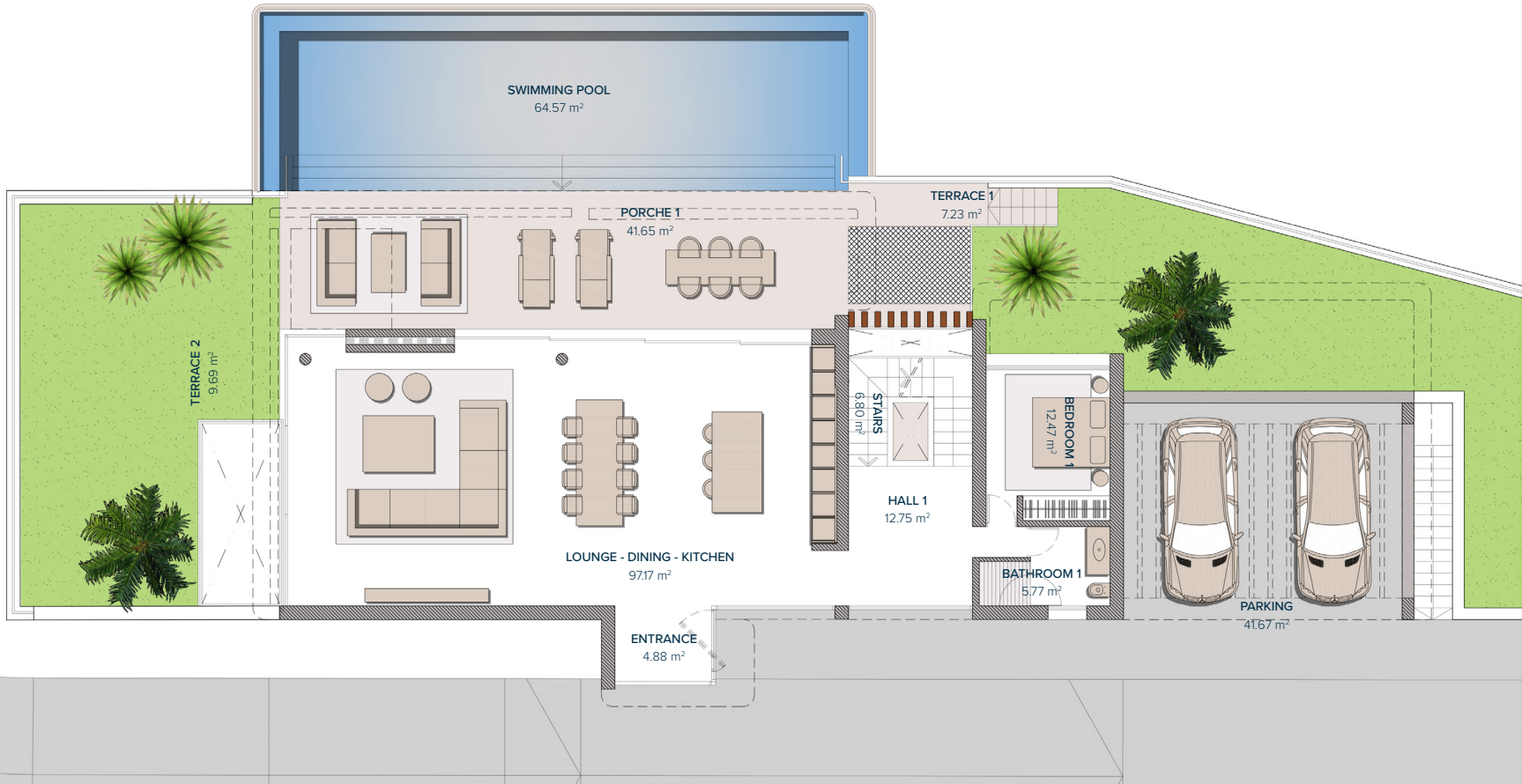
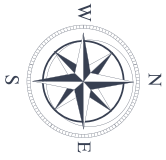
## VILLA Nº16

FIRST FLOOR	165,36 m <sup>2</sup>
GROUND FLOOR	112,70 m <sup>2</sup>
BASEMENT	297,39 m <sup>2</sup>
<b>TOTAL</b>	<b>575,45 m<sup>2</sup></b>

PORCHES	55,22 m <sup>2</sup>
TERRACES	66,01 m <sup>2</sup>
PERGOLAS	24,16 m <sup>2</sup>
CARPORT	42,00 m <sup>2</sup>
COMUN AREAS	8,70 m <sup>2</sup>
<b>TOTAL</b>	<b>771,54 m<sup>2</sup></b>

<b>PLOT</b>	<b>9.644,00 m<sup>2</sup></b>
GARDEN	157,59 m <sup>2</sup>
SWIMMING POOL	64,57 m <sup>2</sup>
<b>TOTAL USEFUL AREA</b>	<b>492,67 m<sup>2</sup></b>
DECREE 218/2005	

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## VILLA Nº16

### GROUND FLOOR

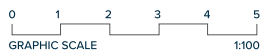
#### ENTRANCE & LIVING AREA

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

PARKING (PERGOLA)	41,67 m <sup>2</sup>
<b>TOTAL</b>	<b>41,67 m<sup>2</sup></b>

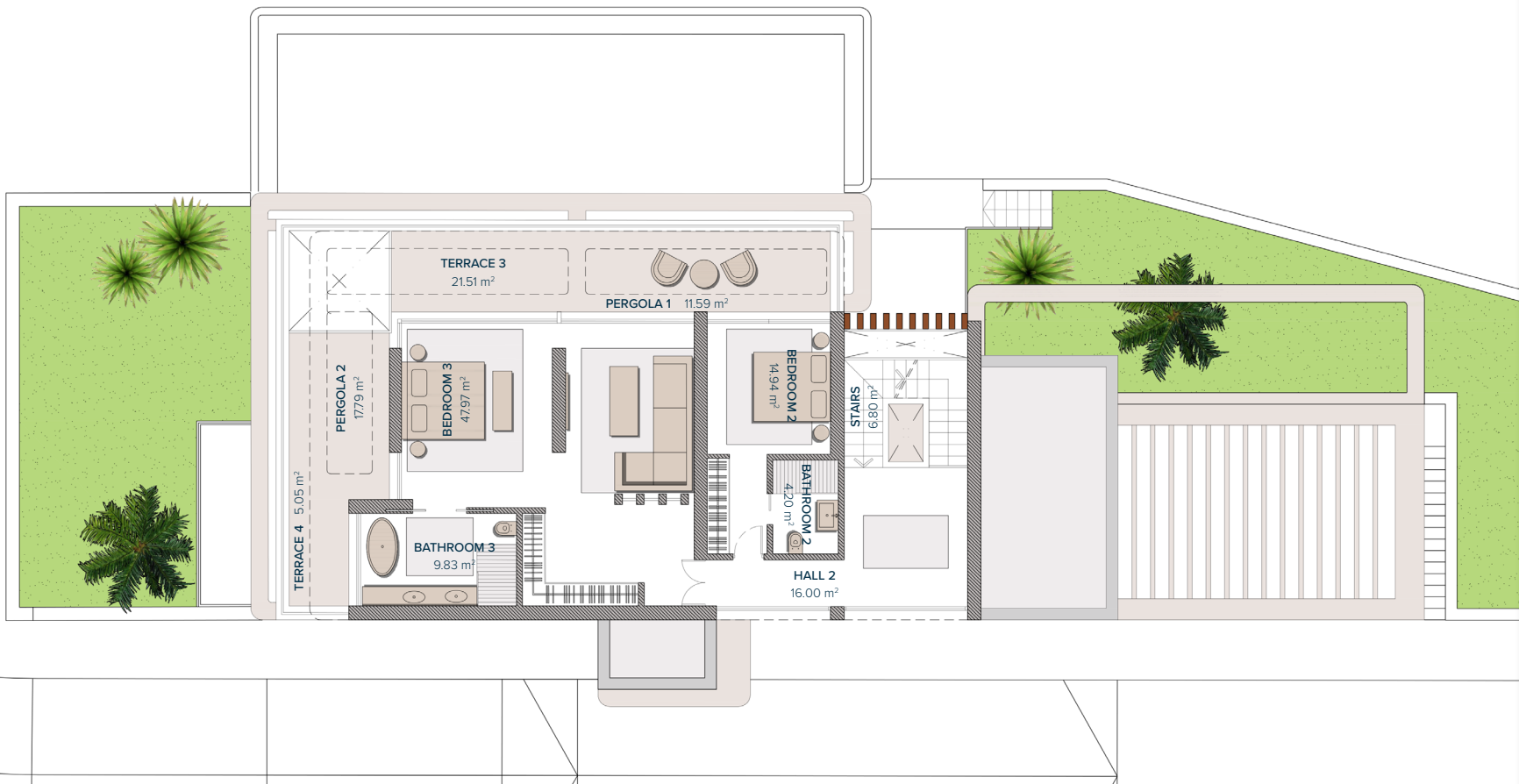
#### PERGOLAS & TERRACES

TERRACE 1	7,23 m <sup>2</sup>
PORCHE 1	41,65 m <sup>2</sup>
TERRACE 2	9,69 m <sup>2</sup>
<b>TOTAL</b>	<b>58,57 m<sup>2</sup></b>



Entrance	1
	0
	-1

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## VILLA Nº16

### FIRST FLOOR

#### BEDROOMS

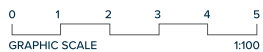
HALL 2	16,00 m <sup>2</sup>
STAIRS	6,80 m <sup>2</sup>
BATHROOM 2	4,20 m <sup>2</sup>
BEDROOM 2	14,94 m <sup>2</sup>
BATHROOM 3	9,83 m <sup>2</sup>
BEDROOM 3	47,97 m <sup>2</sup>

**TOTAL** **99,74 m<sup>2</sup>**

#### PERGOLAS & TERRACES

TERRACE 3	21,51 m <sup>2</sup>
PERGOLA 1	11,59 m <sup>2</sup>
PERGOLA 2	17,79 m <sup>2</sup>
TERRACE 4	5,05 m <sup>2</sup>

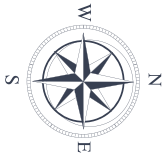
**TOTAL** **55,94 m<sup>2</sup>**



Entrance

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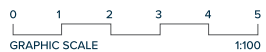
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## VILLA Nº16

### BASEMENT

HALL 3	35,26 m <sup>2</sup>
STAIRS	7,71 m <sup>2</sup>
AREA 1	21,07 m <sup>2</sup>
AREA 2	4,26 m <sup>2</sup>
AREA 3	22,15 m <sup>2</sup>
AREA 4	4,25 m <sup>2</sup>
AREA 5	56,59 m <sup>2</sup>
LAUNDRY ROOM	18,20 m <sup>2</sup>
POOL MACHINE ROOM	18,24 m <sup>2</sup>
MACHINERY ROOM	18,27 m <sup>2</sup>
PATIO	1,80 m <sup>2</sup>
<b>TOTAL</b>	<b>207,80 m<sup>2</sup></b>



Entrance

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0
-1

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VILLA Nº16

