

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. 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°10

## VILLA Nº10

**Villa Nº10 sits on a south-facing plot that has magnificent views across the Mediterranean to Gibraltar.** The carefully thought-out orientation of the villa ensures uninterrupted sea views and complete privacy. The villa has generous terraces, wrapping around the whole main living area, making the most of the fabulous Marbella climate. The large garden has plenty of room for an organic vegetable plot if so desired. In key parts of the villa the windows disappear into the walls, framing the undisturbed, panoramic views. There are three spacious ensuite bedrooms, with the large Master Suite designed around the concept of a 5-star hotel suite. Built over three floors with a basement of over 200 metres squared, that includes a garage with room for two cars, this is a splendid home.





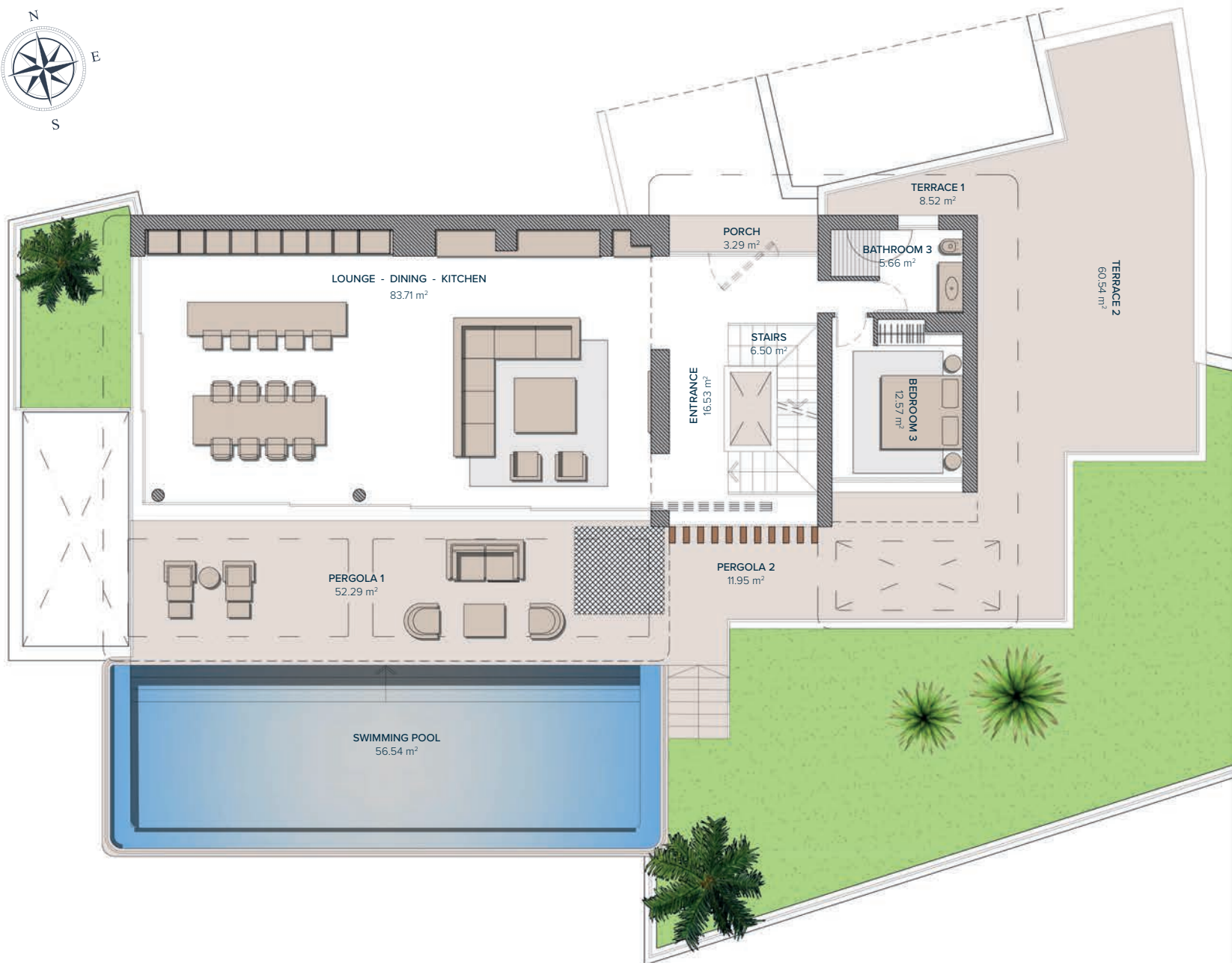
## VILLA Nº10

FIRST FLOOR	143,18 m <sup>2</sup>
GROUND FLOOR	112,81 m <sup>2</sup>
BASEMENT	320,12 m <sup>2</sup>
<b>TOTAL</b>	<b>576,12 m<sup>2</sup></b>

PORCHES	3,29 m <sup>2</sup>
TERRACES	82,64 m <sup>2</sup>
PERGOLAS	114,66 m <sup>2</sup>
COMUN AREA	8,70 m <sup>2</sup>
<b>TOTAL</b>	<b>785,40 m<sup>2</sup></b>

<b>PLOT</b>	<b>1.832,00 m<sup>2</sup></b>
GARDEN	170,11 m <sup>2</sup>
SWIMMING POOL	56,54 m <sup>2</sup>
<b>TOTAL USEFUL AREA</b>	<b>543,26 m<sup>2</sup></b>
DECREE 218/2005	

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## VILLA Nº10

### GROUND FLOOR

#### ENTRANCE & LIVING AREA

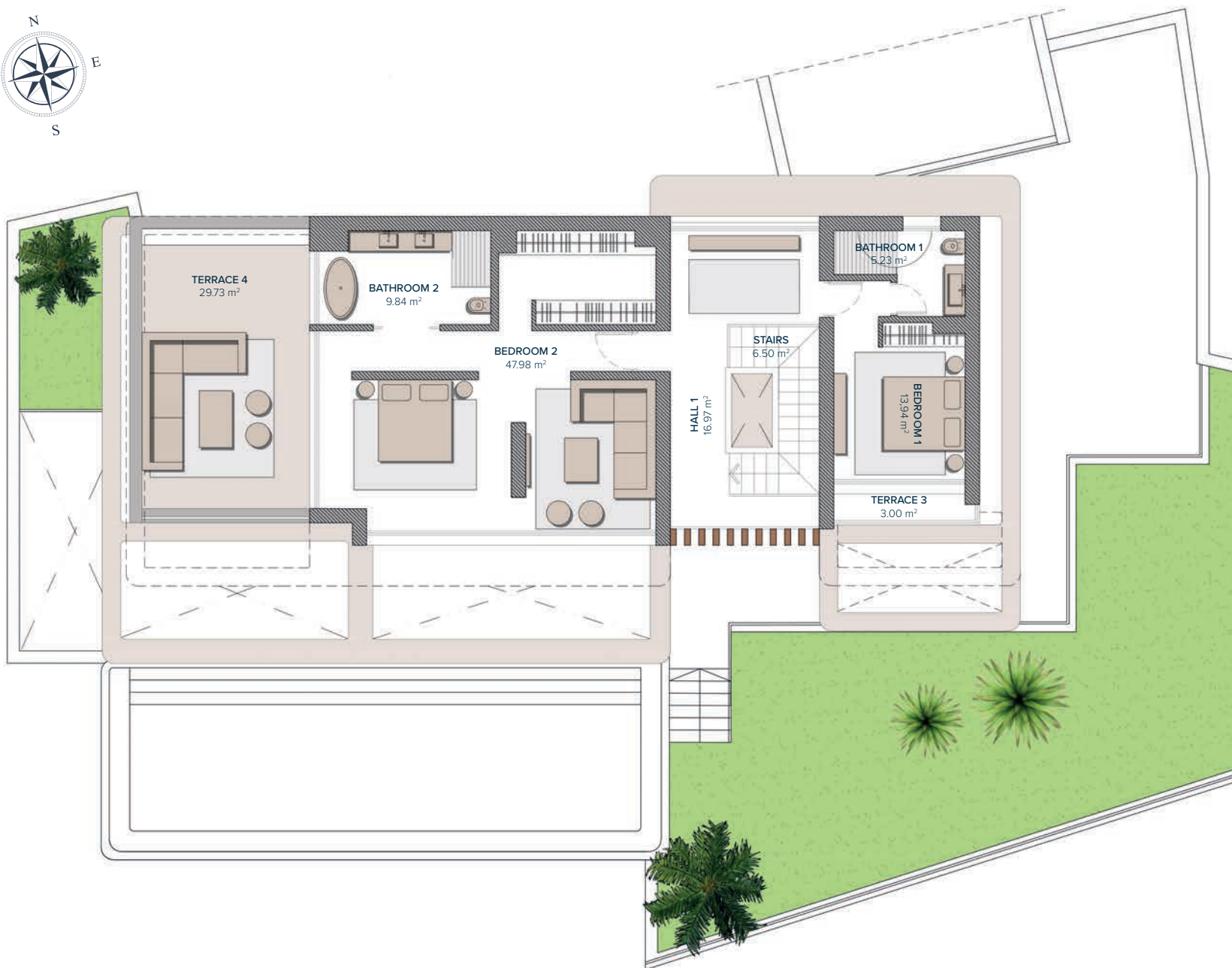
ENTRANCE	16,53 m <sup>2</sup>
STAIRS	6,50 m <sup>2</sup>
LOUNGE-DINING-KITCHEN	83,71 m <sup>2</sup>
BATHROOM 3	5,66 m <sup>2</sup>
BEDROOM 3	12,57 m <sup>2</sup>
<b>TOTAL</b>	<b>124,97 m<sup>2</sup></b>

PORCHE ENTRANCE	3,29 m <sup>2</sup>
TERRACE 1	8,52 m <sup>2</sup>
TERRACE 2	60,54 m <sup>2</sup>
PERGOLA 1	52,29 m <sup>2</sup>
PERGOLA 2	11,95 m <sup>2</sup>
<b>TOTAL</b>	<b>136,59 m<sup>2</sup></b>



Entrance	1
	0
	-1

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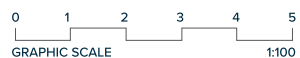
## VILLA Nº10 FIRST FLOOR

### BEDROOMS

HALL 1	16,97 m <sup>2</sup>
STAIRS	6,50 m <sup>2</sup>
BATHROOM 1	5,23 m <sup>2</sup>
BEDROOM 1	13,94 m <sup>2</sup>
BATHROOM 2	9,84 m <sup>2</sup>
BEDROOM 2	47,98 m <sup>2</sup>
<b>TOTAL</b>	<b>100,46 m<sup>2</sup></b>

### TERRACES

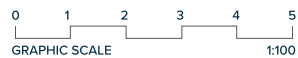
TERRACE 3	3,00 m <sup>2</sup>
TERRACE 4	29,73 m <sup>2</sup>
<b>TOTAL</b>	<b>32,73 m<sup>2</sup></b>



Entrance

1
0
-1

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## VILLA Nº10 BASEMENT

### BASEMENT

HALL 2	27 m <sup>2</sup>
STAIRS	4,24 m <sup>2</sup>
PATIO	1,80 m <sup>2</sup>
PATIO 1	4,73 m <sup>2</sup>
PATIO 2	15,69 m <sup>2</sup>
AREA 1	81,97 m <sup>2</sup>
AREA 2	14,18 m <sup>2</sup>
AREA 3	4,71 m <sup>2</sup>
AREA 4	4,98 m <sup>2</sup>
AREA 5	18,68 m <sup>2</sup>
HALL 3	3,11 m <sup>2</sup>
PARKING	62,36 m <sup>2</sup>
POOL MACHINE ROOM	11,24 m <sup>2</sup>
MACHINERY ROOM	13,75 m <sup>2</sup>
<b>TOTAL</b>	<b>268,44 m<sup>2</sup></b>

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VILLA Nº10

