

**Sales - Plot - Altos de los Monteros**  
**1.100.000€**



**Ref.-ID: R4459312**

**Altos de los Monteros**

**Plot**



**724 m2**



**1452 m2**

Plot with project and building license granted, ready to build, with sea views Plot for sale with its project (basic and execution) and construction license granted. The plot is located in the prestigious urbanization of Altos de Los Monteros, in an elevated position to dominate the coast, with panoramic views to the Mediterranean Sea, the African coast and to Marbella city. Just 5 minutes from the center of Marbella, Altos de Los Monteros is a natural enclosure surrounded by large protected green areas and cork oaks. There are two accesses to the urbanization, one through Bahía de Marbella (Hospital Costa del Sol) and the other direct access that takes you to Marbella center through Bello Horizonte. The Urbanization has an entrance with a security barrier, video surveillance, a playground, two equestrian centers and several viewpoints to appreciate the views of the entire coast. On this sector we got 2 plots available with construction license approved: Plot J6A has 1,452m<sup>2</sup> with a project for a modern villa of 724m<sup>2</sup> with 5 bedrooms, 5 bathrooms. The villa is made up of three levels and a large solarium. The basement with a cinema room, gym, wine cellar and garage for 5 cars. The villa has an S and SW orientation. The surrounding plots have registered view easements to guarantee this project the views that are presented in the renders. The project has been carried out by the prestigious architecture studio Martínez Galván Arquitectos with a great reputation in luxury villas in Marbella. Ideal for a client who wants to build their own house, getting a finished villa with a value 40% below what can be found on the market. Also ideal for an investor who wants to build and sell, obtaining a good profit. Next to this plot we have another plot available, also with a project and license from the same architecture studio. Consult our company for the construction of the project and benefit from our experience to realize your dream.

**Setting**

- ✓ Suburban
- ✓ Country
- ✓ Mountain Pueblo
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Gym
- ✓ Sauna
- ✓ Games Room
- ✓ Tennis Court
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Jacuzzi
- ✓ Bar
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Domotics
- ✓ 24 Hour Reception
- ✓ Staff Accommodation
- ✓ Basement
- ✓ Fiber Optic

**Category**

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Off Plan
- ✓ With Planning Permission
- ✓ Contemporary

**Orientation**

- ✓ East
- ✓ South East
- ✓ South
- ✓ South West

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Excellent

**Garden**

- ✓ Private
- ✓ Easy Maintenance

**Pool**

- ✓ Private
- ✓ Indoor
- ✓ Heated

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security
- ✓ Safe

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private

**Views**

- ✓ Sea
  - ✓ Golf
  - ✓ Beach
  - ✓ Country
  - ✓ Panoramic
  - ✓ Garden
  - ✓ Pool
  - ✓ Ski
- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water
  - ✓ Telephone
  - ✓ Photovoltaic solar panels
  - ✓ Solar water heating