

SPECTACULAR VILLA

Myriam De Roye

LUXURY HOMES



- **4 Bedrooms - 4 WC**
 - Guest Apartment
 - Office
 - Gym
- **Plot: 740 M2**
- **Built: 492 m2**
- **Garage: 4 + 2 spaces**
- **Fuengirola - Torreblanca Baja**
- **Highlights - Energy Efficient – Spectacular Quality**



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A home for the “new era”

*Where: Living – Working – Leisure – Guest – Wheelchair
can all live together.*

Offering privacy, separate access

Guest Apartment not a Guest room

Office no room for working

*where every need is catered for
difficult to beat.*

- **DISABLE / HANDIKAP:** Friendly environment construction planning
- **ENERGY EFFICIENT:** Construction & Running
- **HOME COMFORT:** Climate / Noise / Smell
- **GUEST:** Friendly thinking with separate Apartment / Kitchenette / WC
- **OFFICE:** Separate office for real office Working

- **GARAGE:** 4 car space, 2 extra on plot. Possibility to extend
- **SPORTS:** Space for: Gym, Yoga, Dancing Fitness space
- **RUNNING COSTS:** Minimal for High Home Comfort
- **VISUAL:** Majestic views form inside and all main rooms
- **GUARANTEE:** Extended 5 yrs and some 10, 15 or 25 yrs



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- 4 car garage

- 2 extra plot parking

GYM

GARAGE

94 sqm

- Separate entrance for privacy

- Long Term stay possibility

- Kitchenette

- Bathroom

GUEST APARTMENT

22 sqm



- Independent from Home, real working Office

- Separate entrance for privacy

- 30 sqm space

OFFICE
30 sqm

Ground Floor



First Floor



2 MAIN BEDROOM OPTIONS

Ground floor

First floor



Heating / Cooling

- ◇ Geothermal & underfloor heating
- ◇ Energy Efficient machine
- ◇ Pool heated
- ◇ Extreme low running costs. Less than 2.000 € yr
- ◇ Heating - Cooling – Pool heated – House electricity

Windows:

- ◆ •Floor to ceiling
- ◆ Height 280 cm
- ◆ •Maximum: Light – Brightness – Views
- ◆ Minimalistic vertical framing



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Modern bathrooms

- ◇ Walk In shower
- ◇ Rain Shower

- ◇ Built in Toilets
- ◇ Bathtub in main wc



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Structure:

- ◆ High Energy Efficiency A
- ◆ Insulation structure: House & Pool



Floor Tiles:

- ◆ Majestic Floor tiles 1*1 m wide
- ◆ Same on all areas: Inside House – Terrace – Pool



POOL

- ◆ Infinity Pool
- ◆ Wheel chair Access
- ◆ Beach entry / Zero entry
- ◆ Heated
- ◆ Insulation structure
- ◆ Wheel chair access



◆ **Train Station Torreblanca Baja (Fuengirola)**

- Just 800 m walking – 10 min
- Direct access to:
 - Malaga City
 - Airport Malaga
 - Fuengirola
 - Comercial Center: Ikea, Plaza Mayor, Tivoli
 - Torremolinos
 - Malaga Train Station: Train to: Madrid, Barcelona, Sevilla

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