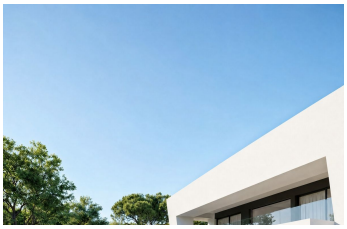
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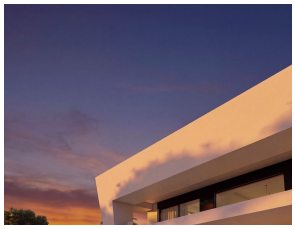












Residential Plot in Hacienda Las Chapas

Bedrooms	0	Bathrooms	0	Built	0m2	Plot	1800m2

R5490022 **Residential Plot** **Hacienda Las Chapas** **1.908.000€**

1,800 m2 plot with a contemporary villa project and spectacular open sea views in Hacienda Las Chapas, Marbella Set in the green, leafy surroundings of Hacienda Las Chapas, this 1,800 m2 plot enjoys spectacular open views of the Mediterranean and comes with an architectural project for a contemporary villa featuring four en suite bedrooms, a private swimming pool, a lift and extensive leisure areas. An opportunity for buyers looking to build their own home in Marbella, as well as investors seeking to develop a new property in an established residential area. Hacienda Las Chapas combines detached villas, mature gardens and abundant greenery, with a 24-hour security service. Its location in East Marbella offers a peaceful residential setting close to the beaches of Marbesa and Cabopino, Cabopino marina, and the shops, supermarkets and restaurants of Elviria. Nearby amenities also include golf courses such as Cabopino Golf and schools including the English International College and Colegio Las Chapas. The proposed villa is arranged over a basement, ground floor and first floor, topped by a spacious rooftop terrace. Its contemporary architecture incorporates extensive glazing and double-height spaces, connecting the main living areas directly with the outdoor terraces and garden. On the ground floor, the entrance hall leads into an open-plan living area comprising a 25.97 m2 lounge, a 27.83 m2 dining room and a 30.03 m2 kitchen with an island. Together, these spaces provide 83.83 m2 of usable floor area, with access to the main covered terrace and pool area. This floor also

includes a 17.63 m2 bedroom with its own bathroom, ideal for guests or anyone wishing to have a bedroom on the main living level, together with a guest toilet. The first floor is dedicated to the sleeping accommodation, with three bedrooms, each with its own bathroom. The principal suite comprises a 24.15 m2 bedroom, a separate 8.21 m2 dressing room and a 12.83 m2 bathroom, with a separate bathtub and shower shown in the plans. The other two bedrooms measure 20.07 m2 and 18.25 m2 respectively. A generous covered terrace extends the first-floor accommodation outdoors. Double-height spaces above the entrance hall and dining room create a sense of volume and a visual connection between the levels. The 218.50 m2 basement accommodates the leisure, parking and service areas. The plans include a 33.35 m2 cinema room, a 24.13 m2 gym and a 56 m2 garage with space planned for two vehicles. There is also a 2.88 m2 wine cellar, a separate 9.68 m2 laundry room, a 15.16 m2 storeroom, a 13.64 m2 plant room, a full bathroom and an additional guest toilet. A lift is planned to serve the different levels, including the rooftop terrace, providing convenient access throughout the property. The 232.73 m2 rooftop terrace is one of the project's standout features. The proposed layout includes a hot tub, an outdoor bar, a dining area, seating and sunbathing spaces, creating an extensive outdoor leisure area. The outdoor design is completed by a garden, covered terraces for dining and relaxation, and a private swimming pool measuring 9 by 3.30 metres, with a water surface area of 29.70 m2. The landscaping is arranged over different levels to follow the natural contours of the plot. In total, the proposed villa comprises four en suite bedrooms, five full bathrooms and two guest toilets. According to the project's area schedule, the plot measures 1,800 m2. The stated enclosed area is 555.17 m2, including the basement, with an additional 144.90 m2 of covered terraces and a 232.73 m2 rooftop terrace. These components total 932.80 m2. The 29.70 m2 swimming pool is listed separately. These measurements are taken from the project's area schedule. The total combines indoor and outdoor areas and does not represent the usable internal floor area of the home. The treatment of the double-height spaces must be confirmed in the final measurements. The combination of open sea views, a generous plot, green surroundings and dedicated leisure spaces provides an attractive foundation for a main residence, a second home or a property development investment. The sale comprises the plot and architectural project, with the building licence application in progress. Construction is not included in the sale. The layout and facilities described form part of the ?proposed ?design ?and ?remain ?subject to the ?final ?project and the building licence ?granted. Contact us ?to receive ?the ?plans, request further information ?or ?arrange ?a ?viewing ?of ?the ?plot.