



VISTA LAGO
RESIDENCES

developed by
BRIGHT.

Nº16
VILLA
TOPACIO



Nº16 TOPACIO

Villa Topacio 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.

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Nº16 TOPACIO

FIRST FLOOR	165,36 m ²
GROUND FLOOR	112,70 m ²
BASEMENT	297,39 m ²
TOTAL	575,45 m²

PORCHES	55,22 m ²
TERRACES	66,01 m ²
PERGOLAS	24,16 m ²
CARPORT	42,00 m ²
COMUN AREAS	8,70 m ²
TOTAL	771,54 m²

PLOT	9.644,00 m²
GARDEN	157,59 m ²
SWIMMING POOL	64,57 m ²
TOTAL USEFUL AREA	492,67 m²
DECREE 218/2005	

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Nº16 TOPACIO GROUND FLOOR

ENTRANCE & LIVING AREA

ENTRANCE	4,88 m ²
HALL 1	12,75 m ²
STAIRS	6,80 m ²
LOUNGE- DINING - KITCHEN	97,17 m ²
BATHROOM 1	5,77 m ²
BEDROOM 1	12,47 m ²
TOTAL	139,84 m²

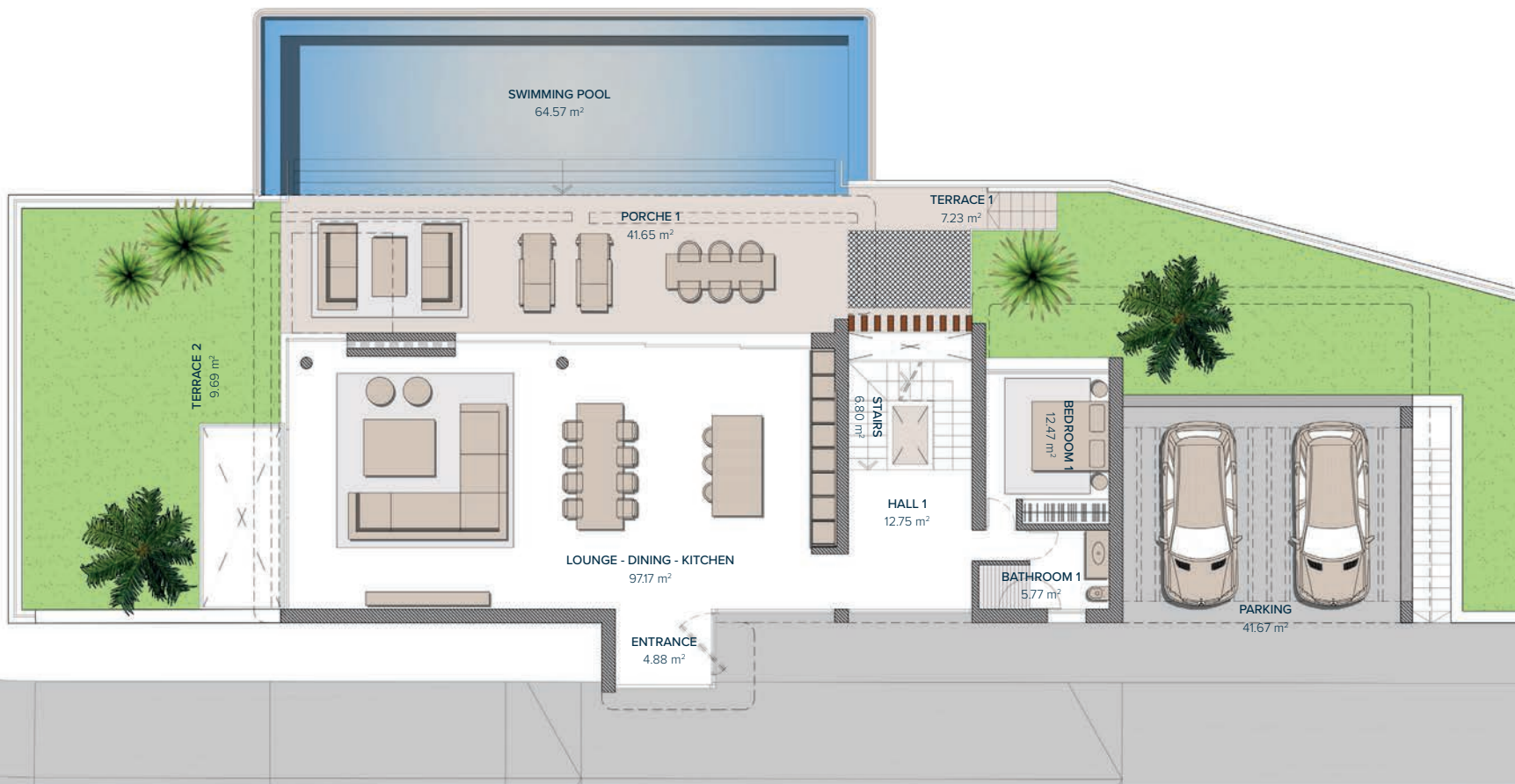
PARKING (PERGOLA)	41,67 m ²
TOTAL	41,67 m²

PERGOLAS & TERRACES

TERRACE 1	7,23 m ²
PORCHE 1	41,65 m ²
TERRACE 2	9,69 m ²
TOTAL	58,57 m²

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Entrance

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Nº16 TOPACIO

FIRST FLOOR

BEDROOMS

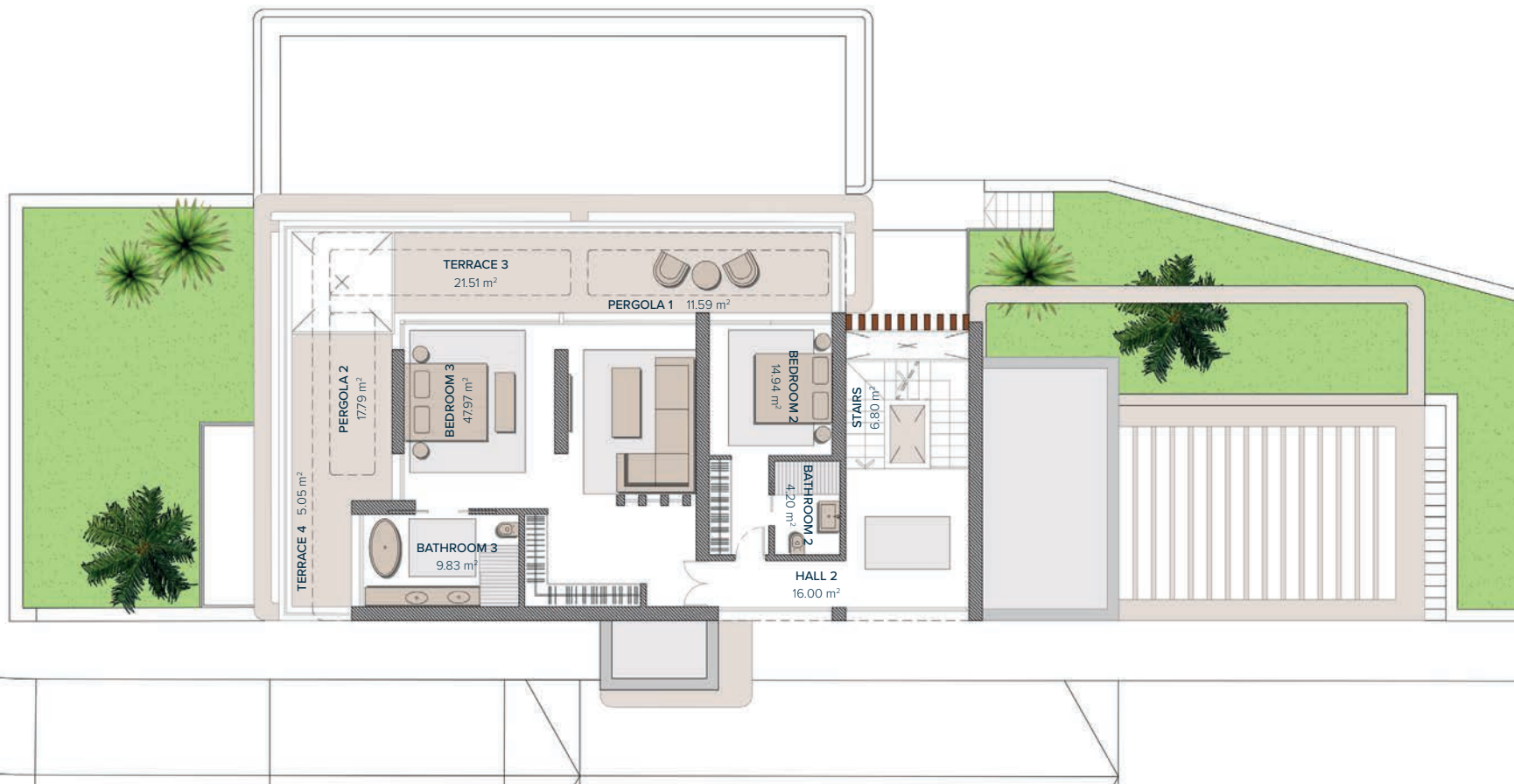
HALL 2	16,00 m ²
STAIRS	6,80 m ²
BATHROOM 2	4,20 m ²
BEDROOM 2	14,94 m ²
BATHROOM 3	9,83 m ²
BEDROOM 3	47,97 m ²
TOTAL	99,74 m²

PERGOLAS & TERRACES

TERRACE 3	21,51 m ²
PERGOLA 1	11,59 m ²
PERGOLA 2	17,79 m ²
TERRACE 4	5,05 m ²
TOTAL	55,94 m²

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Entrance

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Nº16 TOPACIO

BASEMENT

HALL 3	35,26 m ²
STAIRS	7,71 m ²
AREA 1	21,07 m ²
AREA 2	4,26 m ²
AREA 3	22,15 m ²
AREA 4	4,25 m ²
AREA 5	56,59 m ²
LAUNDRY ROOM	18,20 m ²
POOL MACHINE ROOM	18,24 m ²
MACHINERY ROOM	18,27 m ²
PATIO	1,80 m ²
TOTAL	207,80 m²



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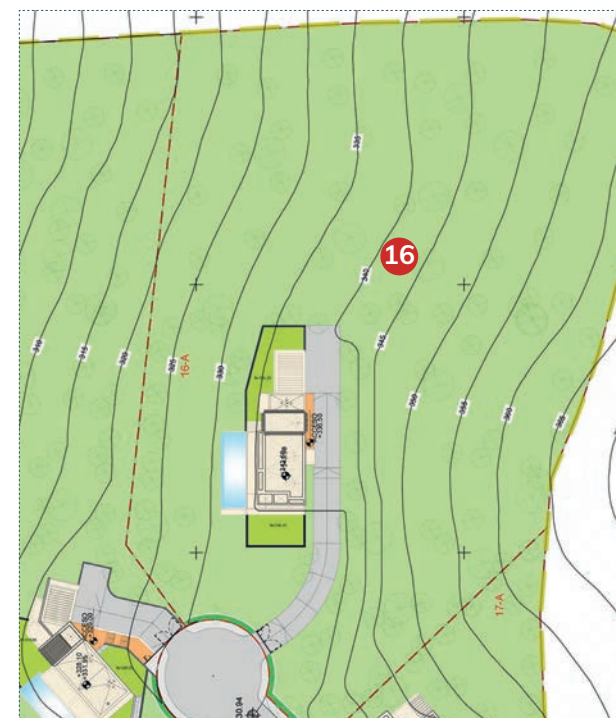


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A wide-angle, nighttime photograph of a coastal city. The foreground shows a densely populated urban area with numerous lights from buildings and streets. In the middle ground, a large body of water stretches across the frame. In the background, a range of mountains is visible under a deep blue twilight sky. The overall mood is serene and expansive.

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