Costas & Casas
Marbella Real Estate

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For Sale First Line Building Plot at Golf Resort in Marbella – Benahavis

Marbella Area

Plot | Plot 1405 m² | - | - | - | - | Ref. 111871

On request

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Sole Agent

Location:
Building plot directly borders the golf course.

The plot is located on one of the prettiest spots of the golf resort and sits on a peninsula bordered on both sides by the course. The peninsula consists of a single street lined with luxury villas. The street has no thru traffic, is closed with a barrier and counts with round the clock security.

Features:
Plot size: 1,405 m2
Plot area occupancy: 30% or 421 m2. Ground floor +1 in addition to basement. In the area occupancy formula, the basement size is to be excluded as per building regulations (daylight illuminated basement extending to a maximum of 1.2 m above ground level). For the exact number of square meters of build-up area we would gladly refer you to our architect who may calculated the precise size of your villa based on your blue prints.
Topography: mainly level.

Facing southwest allowing occupants to freely choose between sunshine and shade.

The building plot has already been levelled and a retaining wall built.

Project:
A geo-technical land report has been commissioned and drawn up.
Plans and blueprints for a contemporary-styled, luxury villa (ProyectoBásico) have been drawn up. Buyers may use these blueprints free-of-charge.

Features of this luxury villa:

Areas:
Total built-up area: 767 m2
Basement: 351 m2
Ground floor: 245 m2
First floor: 171 m2
Porches: 58 m2
Total terraced area: 173 m2

Layout:
Basement:
Staff apartment with living, bedroom, bathroom and separate entrance
Laundry
Guest lavatory
2 guest bedrooms with en-suite bathrooms
Engine room

Storage
Multifunction room
Spacious garage for 2 vehicles
Access to terrace and pool

Ground floor:
Entrance hall
Guest lavatory
Office
Living and dining room
Kitchen
Terraces, porches and swimming pool (8.54 x 5 m)

First floor:
Master bedroom with en-suite bathroom and dressing area
Bedroom with en-suite bathroom
3 multifunction rooms
Terraces

Golf Resort Marbella – Benahavís
The plot is located on the grounds of a spectacular gold resort, offering a plethora of amenities which in turn is situated right in Marbella's Golf Valley with no less than 7 prime golf courses nearby.

The golf resort connects seamlessly to Nueva Andalucía – one of the prettiest and largest subdivisions of Marbella featuring the Puerto Banús jet-set marina with its great many restaurants, designer boutiques and the celebrated El Corte Inglés department store (the second largest in Spain after the one in Madrid).
Here you may enjoy a refreshing break on a terrace or a first-class dinner service at a local restaurant on every day of the year regardless of the season. You may also delight year round in watching others and being seen at one of the many lively nightclubs.
Beaches lined with bars and eateries stretch out from both sides of Puerto Banús. Here the famed Ocean Club and La Sala Boutique Beachclub may be found.
A beachside pedestrian boulevard connects Puerto Banús to the San Pedro promenade culminating in the recently renovated Bora Bora beach club. Going the other way, the boulevard takes pedestrians over the "Green Walkway" to the Golden Mile and downtown Marbella. On the way one passes the beachclubs of the Puente Romano Hotel and Marbella Club. These long walkways are free from motorized traffic and allow for hours of stress-free strolling or cycling.

Nueva Andalucía proper offers all conceivable amenities from supermarkets to medical treatment centres, shopping malls and plenty of great restaurants. Many of these amenities are open 365 days / year.

At the golf resort you may find:

Clubhouse with restaurants and cafeterias
Paddle tennis courts
Putting green
Spa offering Hamman, Sauna, Steam bath, Hydrotherapy, Massage, Manicure, Pedicure, Fitness area and Pool
Gourmet mini-mart stocked with freshly-baked bread, delicacies and the latest newspapers
Kids Club offering both indoor and outdoor activities equipped with pool, playground, television room and many other facilities for sports and play.
In the subdivision you may also find a Spar grocery store stocked entirely with Dutch and Belgian products offering daily fresh bread.

The near vicinity offers an Openstore supermarket as well which is open for business 365 days / year, in addition to a bakery and a butcher proudly offering the finest choice cuts of meat on the Costa del Sol.
To the north, Marbella's golf valley is shielded by the Sierra Blanca mountain range containing the Sierra de las Nieves Unesco biosphere. To the south Marbella is bathed by the Mediterranean. This prime location gives Marbella its much acclaimed micro-climate with on average 325 days of sunshine per year and agreeable temperatures during both summer and winter allowing you to enjoy the outdoors all year long.

OFF MARKET

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