



**Ready to move in. Modern villa for sale, frontline golf in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 1413 m<sup>2</sup> 🏠 Built 628 m<sup>2</sup> 🏠 Terrace 120 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 129857

🏠 4.250.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Frontline golf modern-contemporary luxury villa with sea views for sale, move-in ready, Benahavis, Marbella

### BACK ON THE MARKET

### PROPERTY HIGHLIGHTS

- Superb frontline golf position on a top class course
- In a tranquil residential area scattered with luxury villas
- Amazing panoramic sea and golf views
- Stone throw away from a major supermarket, short drive to all amenities
- Ready to move into

### THE LOCATION

In a peaceful, sought-after residential area of luxury villas in Benahavis

The urbanisation benefits from 24h security

**Fantastic frontline golf position**, overlooking a superb 18-hole course and directly surrounded by many other top-quality courses such as Atalaya, El Paraiso, El Higueral, Los Arqueros, and Guadalmina to name just a few.

**Just a stone's throw away from a supermarket and a large college/school.** 5 minutes by car to a major commercial centre with 2 banks, an additional large supermarket and several coffee shops, boutiques and restaurants.

Only a 6 minutes' drive to the beach, 10 minutes to San Pedro and 15 minutes to Puerto Banus.

### THE VILLA

**Resale and move-in ready!**

**Panoramic sea and golf views**

**Eye-catching modern-contemporary architectural style**, with open plan layout and integration of oversized windows from floor to ceiling, projecting plenty of natural light into the villa and creating bright and airy interiors with smooth transitions to the terraces and outdoors.

Luxury edition, built with the finest materials and high quality finishings and fittings

Distribution over 3 floors as follows:

**Ground floor:**

Parking for 3 cars  
Entrance hall and guest toilet  
Integrated lounge and dining area  
Fully fitted open plan kitchen  
Breakfast area with pergola on the terrace  
En-suite bedroom  
Overflow pool with sun-deck and chill out area  
Ample terraces

**Upper floor:**

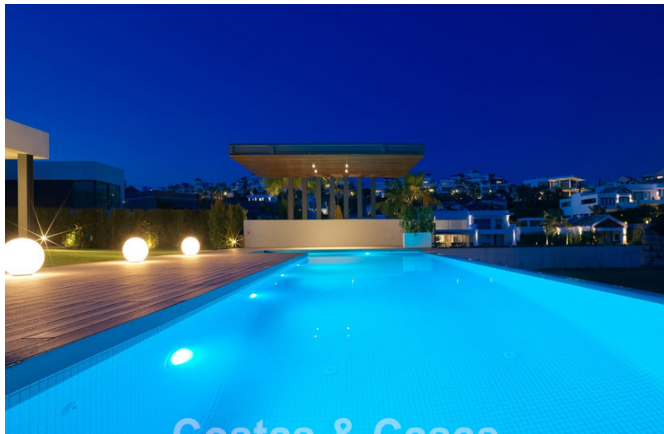
2 en-suite bedrooms  
En-suite master bedroom with walk-in dressing room and private terrace

**Lower floor:**

1 en-suite guest bedroom with walk in dressing room  
Laundry room  
Machine room  
Guest toilet

**Some other features**

Air conditioning for cooling and heating  
Underfloor heating on ground and upper floor  
Private overflow swimming pool with illumination and with chillout corner  
Parking for 3 cars  
Sonos sound system  
Domotic pre-installation  
Mature garden with illumination and automatic irrigation



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