



**Luxury, Modern Villa for sale located on a Golf Course with Panoramic Golf- and Sea views in Marbella – Benahavis**

Marbella Area

🏠 House 📏 Plot 1500 m<sup>2</sup> 🏠 Built 1160 m<sup>2</sup> 📏 - 🚗 6 🚗 6 # Ref. 134224

🏠 2.700.000 €

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## Luxury, Modern Villa for sale located on a Golf Course with Panoramic Golf- and Sea views in Marbella – Benahavis

This spectacular, modern villa will be built in one of the most exclusive locations on the Costa del Sol, at one of the many golf courses in Benahavis, to enjoy the fantastic lifestyle that Marbella has to offer.

The luxurious golf district has 27 hectares and offers, among other things, surveillance, a supermarket and an international school.

The centre and the beach promenade of San Pedro in Marbella and Puerto Banus are just a five- to ten-minute drive away.

The villa offers panoramic views over the golf course, the mountains and the Mediterranean Sea to Gibraltar and Africa.

### THE PLOT:

Size: 1,500 m<sup>2</sup>  
Fenced, subtropical garden  
Garden irrigation system and lighting  
Infinity Pool of 60 m<sup>2</sup> with lighting  
Water features

### THE VILLA:

Contemporary, modern style  
High-quality construction and finishes  
3 levels including the basement  
Elevator

#### Built:

1.160 m<sup>2</sup> including covered and uncovered terraces  
Bedrooms: 6  
Bathrooms: 6  
Guest toilet: 1

#### Ground floor:

Open Layout with living room and open kitchen with dining area  
Bedroom Suite  
All rooms with direct access to the spacious terrace with infinity pool and various areas to relax  
Guest toilet

Covered parking for 2 cars

**Upper floor:**

Master suite with walk-in closet and a spacious terrace  
2 guest suites with walk-in closet and a spacious terrace

**Lower floor:**

Guest suites with walk-in closet, daylight and a patio  
Media and Game Room  
Storage Room  
Utility room with washing machine and dryer  
Gym  
Bar

**Roof terrace:**

Lounge area

**Other characteristics:**

Fireplace  
Spacious sun terraces  
Modern, open kitchen  
Fully equipped wardrobes  
Air circulation system  
Water descaling system  
Pre-installation B & O system  
Lutron central lighting system  
Daikin air conditioning system  
Solar panels for hot water  
Underfloor heating on the ground floor, the basement and the laundry room

Off-plan villa - 9 months construction period.  
Advance payments are covered by a bank guarantee.

Price does not include 10% VAT, the transfer costs nor legal costs.

**ADVANTAGES OF BUYING OFF PLAN:**

You can decide on the finish  
You can change the internal distribution  
The price for this modern off-plan villa is very competitive and now you have the opportunity to buy this villa below the market price

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Update: construction has started



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