



**Project with spacious plot and spectacular new build villa for sale, in an exclusive golf resort, frontline golf in Benahavis - Marbella**  
Marbella Area

🏠 House 📏 Plot 2723 m<sup>2</sup> 🏠 Built 1134 m<sup>2</sup> 🏠 Terrace 390 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 136028-P

🏠 5.500.000 €

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## Spectacular new built villa for sale, in an exclusive golf resort, front line golf in Benahavis - Marbella

### PROPERTY HIGHLIGHTS

- Frontline golf course in a 5-star golf resort.
- Majestic, contemporary villa to your own taste.
- Highest standard of finishes.
- Open layout and expansive outdoor spaces.

### THE LOCATION

Located frontline on a **five-star golf resort**, equipped with permanent security and the five-star hotel Anantara Villa Padierna Palace with associated spa facilities. Surrounded by several high-end golf courses and a 15-minute drive from Nueva Andalucia's golf valley. Just a 2-minute drive from several good beaches, beach clubs and supermarkets. About 10 minutes' drive from San Pedro, Puerto Banus and Estepona centre.

### THE PROJECT

**Turnkey price: from €5.500.000 to €9.000.000.**

Plot size is 2.723m<sup>2</sup> with 5 possible design options:

#### Option 1

Buildable area: 760m<sup>2</sup>  
Terraces and verandas: 315m<sup>2</sup>  
5 bedrooms, 6 bathrooms  
Parking for 3 cars  
Price: €5.500.000

#### Option 2

Buildable area: 700m<sup>2</sup>  
Basement area: 100m<sup>2</sup>

Terraces and verandas: 300m<sup>2</sup>  
5 bedrooms, 5 bathrooms  
Basement with spa facilities and indoor guest house.  
Indoor garage for 3 cars.  
Price: €6.000.000

### **Option 3**

Buildable area: 650m<sup>2</sup>  
Basement area: 484m<sup>2</sup>  
Terraces and verandas: 390m<sup>2</sup>  
6 bedrooms, 7 bathrooms  
Indoor garage for 3 cars  
Price: €8.000.000

### **Option 4**

Buildable area: 530m<sup>2</sup>  
Basement area: 286m<sup>2</sup>  
Terraces and verandas: 400m<sup>2</sup>  
5 bedrooms, 5 bathrooms  
Indoor garage for 4 cars  
Price: €7.000.000

### **Option 5**

Buildable area: 455m<sup>2</sup>  
Basement area: 490m<sup>2</sup>  
Terraces and verandas: 410m<sup>2</sup>  
6 bedrooms, 6 bathrooms  
Indoor garage for 3 cars  
Price: €9.000.000

### **Option 6**

Plot: 2,723m<sup>2</sup>  
Includes: building permit, ecological walls already made, topographic, geotechnical.  
Price: €1,850,000

## **THE VILLA**

Newly built modern-style villa on a spacious plot surrounded by greenery.  
Extensive open and covered terraces with plenty of space for relaxation.  
Stunning pool with associated facilities.  
Architectural designs that are in the theme of luxury, comfort and sustainability.  
Using efficient, quality materials and a specific eye for finishing.  
Superb views over the valley towards the Mediterranean Sea.  
Modern open-plan layout.

Room-high window structures with recessed frames that, on the one hand, provide a seamless transition between inside and outside and, on the other, generate plenty of natural light.

Optional:

Gym, sauna, Turkish bath, games room, home cinema, jacuzzi, outdoor kitchen, separate or indoor guest house and much more.

Other features:

Lift.

Double glazing.

Glass balustrades.

Advanced home automation and lighting system.

Air conditioning for heating and cooling.

High ceilings.

*This is a general description for reference.*



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