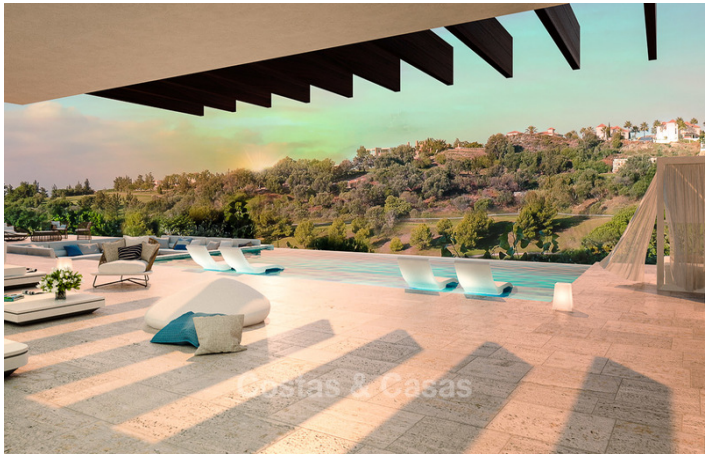
Costas & Casas
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Luxurious, modern villa for sale, frontline golf, in Benahavis, Marbella

Marbella Area

House | Plot 1553 m² | Built 355 m² | Terrace 199 m² | 6 | 6 | Ref. 137522 | **1.290.000 €**

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Located in a **prestigious golf area**, this exclusive community with 24/7 security offers a bilingual school and large supermarket in the urbanization.

It is situated at a short drive to fine dining and all kind of amenities as well as only a 5-minute drive to San Pedro - Puerto Banus.

The villa has a **south orientation** to enjoy the sun all day long, with l**ovely views over the golf course.**

THE PLOT:

Plot of 1533m2.
Swimming pool finished with white mosaic - salt or chlorine based filtration system with water pump.
Car port.

THE VILLA:

Elegant, modern-contemporary style villa, built on 2 levels.
6 bedrooms and 6 bathrooms.
Built living area: 355m2
Terraces, chill out area and exterior lounge area: 199m2

Distribution
The ground floor:
An open plan lounge and dining area with floor to ceiling windows with patio doors opening up completely to create a huge open area unifying the living area with the terraces and garden, so as to enjoy the panoramic golf views even more.
A spacious kitchen with white lacquered, handle-free drawers and cabinets and a Dekton work top. The kitchen will be fully equipped with **Siemens** (or similar) appliances.
Two en-suite bedrooms and a guest toilet.
All rooms have direct access to a very spacious, partly covered terrace with chill out area, the garden and a l**ovely swimming pool with Jacuzzi.**

Upper floor:
The master bedroom suite with dressing room and 2 spacious bedroom suites, all with direct access to a terrace overlooking the pool area and with spectacular views.

The villa has been designed using the latest techniques and premium quality materials to create the perfect living space for you and your family.
This villa is an **ecological and low maintenance property** with an **exceptional architectural design.**
Our In-house interior designers will work together with you to find the best choices in furniture and finishes to create your dream home.

Other Characteristics:

- Interior flooring: high quality cream marble flooring (Crema marfil) – tile size 40x60 cm
- Exterior flooring and terraces: cream marble flooring (Crema marfil) – Tile size 40x60 cm – non-slip

- High quality aluminium carpentry profiles with Climalit 6/14/4 windows
- Main sliding doors with sunken frames – security double glazing
- Ceiling height in main living area of 2m80 with floor to ceiling windows
- Security system front door with wood finish
- Wardrobes: White textured lacquered wood with stainless steel concealed hinges
- Terrace banisters in glass and aluminium finish
- Vehicle gate to driveway entrance in aluminium with electric engine with remote control
- Sanitation – system separating rainwater and wastewater
- Electrical switches and sockets from Simon high tech series or similar
- Daikin system heating and air conditioning – Each room has independent control with Eco saving. Aerothermal.
- Bathroom fittings by Roca, taps by Grohe, tiling with Porcelanosa
- Pre-installation for blinds
- Downlights in the kitchen with warm or cold light
- Video entry system
- ECO building with low energetic consumption

Optional Extras:
Lift
Blinds or electric blinds in all bedrooms
Underfloor heating system
Underfloor heating system for all bathrooms
Cove Lighting in the living room
Domotic system
Wall mounted toilet bowls
Automated irrigation system
Heat pump for swimming pool with or without automatic cover
Multi-Color LED Lighting in the Swimming Pool
Bioethanol fireplace Ecosmart
Photovoltaic panels for self-consumption (90% Daily Consumption)
Upgrade to GAGGENAU Appliances
Chill out area with fireplace
Wine Cellar

Benefits of buying off-plan:

- There is a possibility to change the internal distribution.
- You can decide on the finishes.
- The price for this modern off plan villa is extremely competitive and now you have the opportunity to purchase this villa 40% below market price.

All the licenses, utility connections, architect studies and the plot are included in the price. All payments are bank guaranteed.
Completion of the villa: 10 to 12 months after reservation.
More information, plans, options and materials in our office in Marbella

We can show you all new projects that match your requirements!
At developers' prices but including our top notch service and market knowledge!

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