



## Luxurious modern villa with panoramic sea views for sale in Benahavis, Marbella

Marbella Area

🏠 House 📏 Plot 1772 m<sup>2</sup> 🏠 Built 389 m<sup>2</sup> 🏠 Terrace 320 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 137520

🔑 1.890.000 €

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## Luxurious modern villa with panoramic sea views for sale in Benahavis, Marbella

This **exclusive villa** is located in a prestigious golf community with 24/7 security and within walking distance of a bilingual school and a large supermarket.

The villa is **modern-contemporary** in style. Architecturally, extra attention is paid to creating **beautiful horizontal lines through vast floor and ceiling planes**. It is, as it were, built "inside out" so that its structure is visually emphasized, which creates an **aesthetically and visually very stylish effect**: the sea, nature and interior spaces are seamlessly connected.

Just a short drive to excellent restaurants, international schools and all kinds of amenities and only 5 minutes drive from Puerto Banús and San Pedro.

The villa offers a **beautiful panoramic view over the Mediterranean**.

It is also **facing south** so that you can enjoy the sun all day long.

### THE PLOT

Plot of 1.772m<sup>2</sup>.

Pool of 62m<sup>2</sup> finished with white mosaic. Salt or chlorine filter system with water pump.

Car port.

### THE VILLA

Elegant villa in modern, contemporary style, built over 2 levels.

4 en-suite bedrooms.

Guest toilet

Built area: 389m<sup>2</sup>

The option exists to additionally add a basement of 369m<sup>2</sup> with living, sleeping and relaxation rooms (+ € 302,000 fully finished).

Terraces, chill-out corner and outdoor lounge: 320m<sup>2</sup>

#### *Distribution*

##### **Ground floor:**

An open living room and dining room with floor-to-ceiling windows and with garden doors that open completely to create a large, open space that unites the living room with the terraces and the garden so that you can enjoy the beautiful sea views even more.

A spacious kitchen with cooking island, white lacquered drawers and cupboards without handles, Dekton work top. The kitchen is fully equipped with SIEMENS (or similar) appliances.

Additional lounge area.

Guest toilet.

Large hall with double-height ceilings.

All downstairs rooms have direct access to very spacious, partly covered terraces with a chill out area, the garden and a nice swimming pool with Jacuzzi.

**Upper floor:**

Spacious master bedroom suite with walk-in dressing room. 3 en-suite bedrooms, all with direct access to a terrace overlooking the pool and the spectacular surroundings.

The villa has been designed using the latest techniques and the materials used are of top quality so as to create the perfect living space for you and your family.

This villa is an ecological and low-maintenance property with exceptional architectural design.

Our internal interior designers will work with you to find the best choices in furniture and finishes to create your dream home.

*Other features included in the price:*

- Interior floors: high-quality cream-colored marble floor (Crema marfil) - tile size 40x60 cm
- Exterior floors and terraces: cream-colored marble anti-slip floors (Crema marfil) - tile size 40x60 cm - anti-slip
- High-quality aluminum window profiles with Climalit 6/14/4 windows
- Main sliding doors with recessed frames with double glazing
- Ceiling height in the living room of 2m80 with floor to ceiling windows
- Security door with wooden finish
- Cabinets: white lacquered wooden doors and door cabinets with stainless steel hidden hinges
- Terrace banisters in glass and with aluminum finish
- Vehicle gate to driveway entrance in aluminum with electric motor with remote control
- Sanitary system that separates rainwater and waste water
- Electrical switches and sockets from Simon's high-tech series or similar
- Daikin system for heating and cooling air conditioning - Each room has independent control with aerothermal Eco-saving.
- Bathroom accessories by Roca, taps by Grohe, tiles from Porcelanosa
- Pre-installation for shutters / blinds
- Spotlights with warm o cold light in the kitchen
- Video entrance system
- ECO building with low energy use

*Optional extras*

Elevator

Manual or electric shutters for all bedrooms

Underfloor heating system

Underfloor heating for all bathrooms

Cove lighting in the living room

Domotic system

Suspended toilet bowls (already included in the price)

Automated irrigation system

Heat pump for swimming pool with or without automatic cover

Crystal swimming pool

Multi-color LED lighting in the pool

Ecosmart Bioethanol fireplace

Photovoltaic panels for self-consumption (90% daily consumption)

Possibility to upgrade to GAGGENAU appliances

Chill out area with fireplace

Wine cellar

All licenses, utility connections, architect studies and the plot are included in the price. All payments are covered via bank guarantees.

Completion of the villa: 10 to 12 months after reservation.

More information, plans, options and materials at our office in Marbella.

**Advantages of buying off plan:**

- You can decide on the finish
- You can change the internal distribution
- You get the opportunity to buy at a significantly lower price than the prevailing market price

***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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