



**Impressive contemporary style villa with amazing sea views for sale, in a golf complex, ready to move in - Benahavis, Marbella**  
Marbella Area

🏠 House 📏 Plot 1253 m<sup>2</sup> 🏠 Built 434 m<sup>2</sup> 🏠 Terrace 107 m<sup>2</sup> 🛏 4 to 6 🚿 4 to 6 # Ref. 139948-2

💰 1.950.000 €

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.

## Impressive contemporary style villa with amazing sea views for sale, in een golf complex, ready to move in - Benahavis, Marbella

### PROPERTY HIGHLIGHTS

In a prestigious, gated 5-star golf resort with 24h security.  
Amazing sea and golf views  
Very spacious and luxurious contemporary style villa  
Ready to move in!

### THE LOCATION

**In a prestigious and acclaimed 5-star golf resort**, located in a much sought-after area of Benahavis - Marbella. The gated resort, with 24h security, brings a **very wide range of premier services, amenities and facilities** right to your doorstep. In addition, no less than **3 golf courses** and a golf academy are part of the resort, which also benefits from its very own beach club. There are plenty additional top-class golf courses in a radius of just 5 km.

The trendy hotspots of Puerto Banus and Marbella centre are 15 to 20 minutes away by car.

### THE VILLA

Plot size: 1,253m<sup>2</sup>  
Built size: 434m<sup>2</sup>  
Terraces: 107m<sup>2</sup>  
Pool size: 36m<sup>2</sup>  
Bedrooms: 4 (with option to expand to 6)  
Bathrooms: 4 en-suite (with option to expand to 6)

Very **stylish and luxurious villa** which forms part of a boutique project of 6 contemporary design villas. It is built with a philosophy of excellence and sophistication, creating bright and airy spaces where you can enjoy living in total comfort and style.

Outside, the villa boasts **very spacious south facing terraces**, and infinity pool and **panoramic sea and golf views**.

It currently has 4 en-suite bedrooms, but there is **plenty of room to add further bedrooms** and entertainment areas such as a cinema room, gym and wine cellar.

*Distribution over 3 floors as follows:*

- **Ground floor**

Entrance hall, stairs and guest toilet  
Open plan kitchen with island  
Integrated dining and lounge area  
All abovementioned areas have direct access to very spacious terraces, pool and BBQ corner

- **Upper floor**

En-suite master bedroom with walk-in closet and private terrace with panoramic sea and golf views  
3 en-suite bedrooms with shared terrace and panoramic sea and golf views

- **Lower floor**

Garage  
Storage room  
Wine cellar  
*Optional:*  
Gym  
Home cinema  
Laundry room

## OTHER FEATURES

- Home automation system
- Infinity pool (optional with heating)
- Air conditioning for cooling and heating by Daikin
- Underfloor heating throughout
- Large porcelain stoneware tiles 120X120 by Saloni or similar
- Electrical installations by Niessen
- All windows are double glazing security Climalit style
- Fully fitted kitchen

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





**Impressive contemporary style villa with amazing sea views for sale, in a golf complex, ready to move in - Benahavis, Marbella**  
Marbella Area

House Plot 1253 m<sup>2</sup> Built 434 m<sup>2</sup> Terrace 107 m<sup>2</sup> 4 to 6 4 to 6 Ref. 139948-2

1.950.000 €

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.