



## Eco-friendly contemporary luxury villa with sea views for sale – Benalmadena, Costa del Sol

Costa del Sol (other)

House 
 Plot 2000 m<sup>2</sup>
 Built 375 m<sup>2</sup>
 Terrace 140 m<sup>2</sup>
 3 
 2 
 # Ref. 140821

1.175.000 €

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.

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### PROPERTY HIGHLIGHTS

Private, gated urbanisation in Benalmadena, just 1 km away from the sea  
Elevated position with stunning sea views  
Eco friendly concept with modern design and luxury fittings

### THE LOCATION

**Fabulous and privileged location!** In an **exclusive, private gated community** which is situated in Benalmadena's last pristine hidden valley. Benalmadena is one of the **most diverse towns** on the coast, offering plenty of leisure facilities, hotels, beaches, touristic attractions as well as quiet residential areas.

Easy connection to the airport, which is only 20 minutes away by car.

The urbanisation is **walking distance to the picturesque village of Benalmadena Pueblo**, with its white washed houses, cosy boutiques and lively bars and eateries.

Only 1 km away from the beach and surrounded by several **excellent golf courses**.

### THE VILLA

Plot size: 2,000m<sup>2</sup>  
Built size: 375m<sup>2</sup>  
Terraces: 140m<sup>2</sup>  
3 bedrooms  
2 bathrooms  
1 guest toilet  
Pool size: 61m<sup>2</sup>  
Garage for 2 cars

The villa is part of a **low-density development** of 25 luxury villas which all come with **excellent sea views**. Unique **contemporary design is combined with Mediterranean flair**, in complete harmony with the natural surroundings.

The villa is **energy efficient and eco-friendly**, yet luxurious with an open plan layout, allowing plenty of natural light to flow in and creating **airy and spacious homes**.

**Short delivery time of just 10 months.**

*Distribution over 3 floors as follows:*

- **Ground floor**

Open plan living and dining area with direct access to covered terraces  
Open plan kitchen with island and breakfast bar and direct access to covered terraces  
Entrance hall, stairs, elevator, guest toilet, laundry and storage  
Open terrace and deck around pool

- **Upper floor**

En-suite master bedroom with walk-in closet  
2 bedrooms with shared bathroom  
Office space  
Stairs

- **Lower floor**

Garage for 2 cars  
Games room  
Stairs and elevator

## OTHER FEATURES

- Lift
- Thermal insulation
- Porcelain stoneware flooring by Roca
- Fully fitted open plan kitchen with island, Bosch appliances
- Sanitary fittings in bathrooms by Roca
- Faucets in bathrooms and kitchen by Hansgrohe
- Double glazing, Climalit 4+4 Planitherm, which functions like solar panels in summer and thermal insulation in winter
- Air conditioning for cooling and heating, brand Daikin
- Salt water swimming pool

### 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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