



**New, quintessential modern-contemporary luxury villa with magnificent sea views for sale, in an exclusive golf urbanisation in Marbella - Benahavis**  
Marbella Area

🏠 House 📐 Plot 1000 m<sup>2</sup> 🏡 Built 338 m<sup>2</sup> 🏠 Terrace 188 m<sup>2</sup> 🛏 3 to 4 🚿 3 to 4 # Ref. 147176

🔄 1.645.000 €

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## New, modern luxury villa with magnificent sea views for sale, in an exclusive golf urbanisation, Marbella - Benahavis

### PROPERTY HIGHLIGHTS

- Eye catching modern-contemporary luxury villa
- Superb location in the Golf Valley, quiet and private, with spectacular sea views

### THE LOCATION

- Right next to a prestigious 27-hole golf resort in the Golf Valley of Nueva Andalucia, near several exquisite golf courses
- With stunning views over the adjoining golf courses and the Mediterranean Sea
- Privacy and tranquillity
- Besides golf, the neighbouring resort offers a wide host of additional services and amenities such as international restaurants, a kids' club, spa, gym, tennis and paddle tennis courts
- 5 minutes to local shops and amenities. 12 minutes by car to vibrant Puerto Banus, its classy beaches and beach clubs. 18 minutes to the centre of Marbella.

### THE VILLA

- Modern-contemporary building style, in perfect harmony with the natural environment and the beautiful surrounding landscape
- South-east orientation
- Infinity pool of 40m2
- Garage for 2 cars
- Distribution over 3 floors as follows:

**Ground floor:** Entrance hall with staircase and guest toilet, open plan kitchen with cooking island, integrated dining room and sitting area, all with direct access to the good size terraces and pool area

**Upper floor:** 3 en-suite bedrooms with fitted wardrobes, access to terraces which overlook the pool

**Lower floor / basement:** can be adjusted to the preferences of the buyer

Construction completion time of 10-12 months

Various options with regard to materials, interior design, appliances, etc. are possible.

**For a no-obligation detailed list of features, specifications, floorplans and available options, please contact us!**

**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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