



**Off plan contemporary luxury villa with panoramic sea views for sale in a gated exclusive golf resort, Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 1403 m<sup>2</sup> 🏠 Built 456 m<sup>2</sup> 🏠 Terrace 263 m<sup>2</sup> 🛏 5 📶 5 # Ref. 149667

🏠 2.480.000 €

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.

## Marvellous, exclusive new luxury villa with amazing sea and golf views, Benahavis - Marbella

### PROPERTY HIGHLIGHTS

- In an exclusive, posh golf resort, gated and with 24h security
- South orientation, with panoramic sea and golf views
- Close to amenities, restaurants and the beach
- Contemporary architectural style
- Very spacious, airy and bright luxury villa.

### THE LOCATION

- Gated luxury urbanisation with permanent security.
- The urbanisation hosts one of the most exclusive golf resorts on the Costa del Sol, including a very posh 5-star hotel with associated luxury facilities, no less than 8 restaurants and bars, spa and wellness services, beach club, tennis, padel tennis and croquet courts and much more.
- The resort counts no less than three world class 18-hole golf courses, all at your fingertips. Many more top class golf courses are to be found in a range of 5-10 km, including the fine Golf Valley courses.
- The urbanisation is located in the sought after municipality of Benahavis. The village of Benahavis itself, about 15 minutes away, is a gastronomic haven with many national and international restaurants catering for any budget and taste.
- The beach is less than a 5-minute drive away, including the renowned Saladillo beach which also has several excellent fish restaurants. A further selection of good restaurants and facilities can be found on the nearby New Golden Mile.
- All amenities and several supermarkets are just outside the urbanisation, only a 2-3 minute drive away.
- San Pedro and Puerto Banus are a 7 and 12 minute-drive away. Downtown Marbella is about 15-20 minutes away.

### THE VILLA

- Modern luxury villa with unique design, your perfect oasis of peace and luxury
- South orientation
- Spectacular golf and sea views from the garden and terrace areas
- Floor to ceiling windows, projecting plenty of sunlight into your home and facilitating a seamless integration of the interior areas with the outdoor areas
- Sophisticated details and luxury finishes
- Beautiful, functional and sustainable design
- Opportunity to customize to your personal tastes
- Top notch aesthetics in addition to use of the latest techniques, producing a ecological and low-maintenance home.

- Our interior designers will work together with you to find the best options in furniture and finishes.

Construction completion time of between 10 to 12 months.

*Distribution over 3 floors as follows:*

**Ground floor:** entrance, staircase and guest toilet. Integrated dining and sitting area with open plan kitchen with island and breakfast area and pool area. Two en-suite bedrooms. Carport for 2 cars and driveway to the garage on the lower level. Infinity pool.

**Upper floor:** Staircase, landing and distributor. Enormous master bedroom suite with private terrace overlooking the pool area and walk-

**Lower floor:** Garage for 2 cars and shell-space which can be fitted as games room, gym or anything you can imagine

*Some other features and building specifications:*

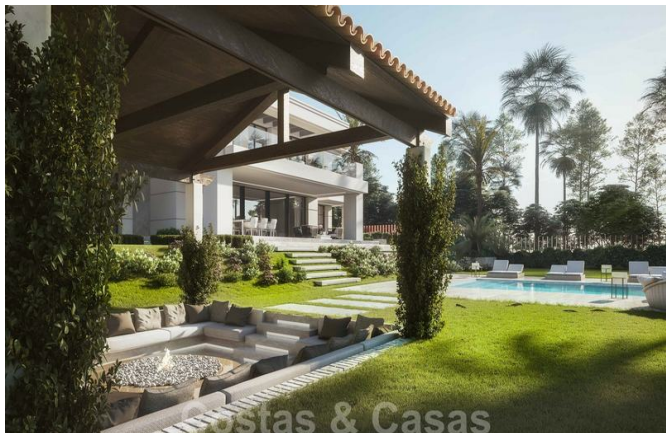
- Thermal break aluminum profiles by Cortizo or similar, high quality. Security, thermal laminated glass CLIMALIT 3+3 / camera / 3+3. Sliding doors with invisible track (in the floor).
- Aerothermal heating systems LG for air conditioning/heating and hot water.
- Electric underfloor heating for all bathrooms.
- Interior floors with porcelain tiles, 100x100 cm. Exterior floors: anti-slip porcelain tiles 100x100 cm
- Porcelain tiled bathroom walls (different options to choose from)
- Security entrance door
- Floor to ceiling wood internal doors, with hidden hinges
- Closets and walk-in closets following detailed design. Closets: Wooden doors with finger pull and insides in textile. Walk-in closets without doors
- Niessen electric switches and sockets
- Downlight LED lighting on ceilings; in bathrooms, kitchens and corridors. Cove lighting in the living room and master bedroom
- Infinity swimming pool with salt water system, including exterior shower.
- Lawn and automated irrigation systems.
- Alarm / Camera / Door station/ Mobile App.
- Kitchen: Low and high units with 21mm MDF matt lacquered, with fingerpull. Dekton worktop and splashback. Neff appliances
- Bathrooms: Sanitary ware by Villeroy and Boch (or similar). Including suspended toilets. Walk-in shower. Taps by Hansgrohe (or similar).

**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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