



**Brand new contemporary style villa in a gated community with panoramic sea views for sale in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 1200 m<sup>2</sup> 🏠 Built 624 m<sup>2</sup> 🏠 Terrace 254 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 152166

🏠 4.200.000 €

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## New contemporary villa for sale in a gated and guarded resort with stunning sea views in Benahavis - Marbella

**\*\*RESERVED\*\***

### HIGHLIGHTS

- Located in a prestigious residential urbanisation, fenced and with 24-hour security.
- Directly adjacent to an exclusive golf resort and the golf valley, close to amenities.
- Elevated position facing south.
- Magnificent open views over the greenery towards the Mediterranean Sea.
- A harmonious ensemble of contemporary architecture with organic materials.

### THE LOCATION

- On the edge of the Golf of Nueva Andalucia
- **In a chic, quiet and wooded residential area, fenced and with 24-hour security, right next to an exclusive golf resort.**
- The villa is south facing and situated on an elevated position.
- Surrounded by nature and an oasis of green, formed by the many golf courses of the Golf Valley.
- A short drive to amenities and only 10 minutes' drive to Puerto Banus, the Golden Mile and 20 minutes to the centre of Marbella.

### THE VILLA

#### The villa in figures:

- Plot: 1.200m<sup>2</sup>
- Gross built area: 624m<sup>2</sup>
- Terraces: 254m<sup>2</sup>
- Swimming pool: 52m<sup>2</sup>
- Indoor garage: 2 cars
- Parking: 3 cars
- Bedrooms: 5

- Bathrooms: 5+1

**The villa faces south and is situated on an elevated position with open views over the greenery, the La Concha mountain and the Mediterranean Sea.**

An attractive contemporary architecture in harmony with natural materials to soften the whole.

A large, elegant stone retaining wall encloses the property.

The villa features a large, **heated saltwater swimming pool with lighting** and a garden that follows the curve of the villa and has automatic lighting and irrigation.

The **extensive terrace** has a floor of **large format ceramic tiles that continue into the living room** for a seamless transition.

On the south side, **exuberant windows provide abundant light** and look as far as the eye can see to greenery and the sea.

Enclosed driveway with parking and an indoor garage for 2 cars.

Imposing entrance with a **double high oak front door surrounded by natural stone**.

On the left is a large stone wall with a floating wooden staircase leading to the terrace on the first floor and the master suite.

To the right there are **spacious floor to ceiling glass sliding doors** that open into a covered area, with extra seating to enjoy the Andalusian climate.

A **modern designer kitchen**, with Neolithic worktops and a central island with integrated champagne bucket. Equipped by the leading local kitchen supplier Danespan, there are high-quality appliances from Gaggenau. There is also a wine refrigerator, two dishwashers and plenty of storage space.

On the other side of the ground floor, there is a guest bathroom and the main sitting area. It is a well-furnished room, decorated with a mix of unique items from Scandinavia and Italy.

In total there are **5 bedrooms**, including a **spectacular master bedroom** on the first floor. A spacious room with wardrobes, a large dressing room and a luxurious bathroom with Villeroy & Boch sanitary ware and a rain shower.

There are 3 bedrooms downstairs with an additional **4th suite, perfect for staff or guests which has a private entrance from the driveway**.

Each bedroom enjoys natural light and ventilation and has access to the **Zen-like manicured garden with Japanese style plants**.

All bedrooms have en-suite bathrooms with rain showers.

There is a **large laundry room** with Miele appliances.

There is also a spacious and equipped gymnasium and a climate-controlled wine cellar.

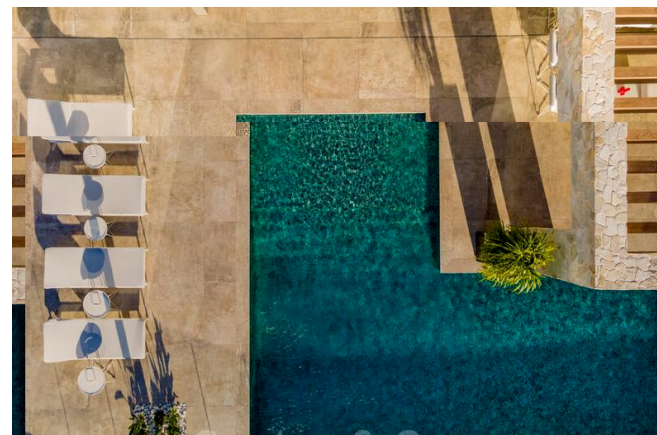
The property is a complete smart home, with a **Lutron home automation system** and practical solutions at every turn.

**Throughout the villa, careful use has been made of space and light; each room has its own views or access to gardens, so you can immerse yourself in the countryside, or retreat into the luxury that this property offers.**

## **Other features:**

- Built-in chrome-plated thermostatic shower taps.

- Double safety glass.
- Air conditioning and underfloor heating: Aero thermal system with high energy efficiency Altherma from Daikin with solar system.
- Dual-Flow mechanical ventilation system with heat recovery.



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