



**Ready to move in, new modern villa for sale in a five star golf resort in Marbella - Benahavis**

Marbella Area

🏠 House 📏 Plot 1286 m<sup>2</sup> 🏠 Built 513 m<sup>2</sup> 🏠 Terrace 200 m<sup>2</sup> 🛏 5 🗺 7 # Ref. 152302

🏠 4.750.000 €

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.

## Contemporary modern villa for sale in five star golf resort in Marbella - Benahavis

### PROPERTY HIGHLIGHTS

- Modern new-build villa
- Part of a five star golf resort
- Only 2 minutes drive from several good beaches, Beach clubs and supermarkets.
- Ready to move in and fully furnished

### THE LOCATION:

Located in the **5\* golf resort**, with permanent security and the 5 star hotel with its spa facilities.  
**Only 2 minutes drive from several good beaches, Beach clubs and supermarkets.**  
About 10 minutes drive from San Pedro, Puerto Banus and Estepona centre.

### THE VILLA

Plot: 1,286m<sup>2</sup>  
Built area: 513m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 7  
Parking for several cars  
Garage for at least 4 cars

#### Sea View

#### Flat private garden and pool

#### Spacious terraces with a pergola

Glass balustrades  
Panoramic windows  
Floor-to-ceiling white oak doors  
There are 3 floors plus a roof terrace:

#### Ground floor

- Hall and guest toilet
- Bright and spacious living space
- Lockable semi-open kitchen with cooking island
- Bedroom en-suite
- Spacious terrace and access to garden and swimming pool
- Access to the garden and the spacious swimming pool of 14 x 4m

#### Upper floor

Master suite with dressing and terrace  
2 additional bedrooms en-suite

Lower floor

Guest bedroom with private access  
Laundry room  
Gym with access to the outside  
Sauna, Hamman  
Shower and toilet  
Storage

Roof terrace

Expansive roof terrace with lounge and dining areas and a jacuzzi

## **Other characteristics**

Underfloor heating  
Air conditioning for cooling and heating  
Solar panels  
Ceramic tile floor (75x75cm)  
Electrically operated shutters  
KNX Home automation for air conditioning and lighting  
LED strips for indirect lighting and recessed stair lighting  
Villeroy & Boch and Hansgrohe sanitary ware, free-standing bath and double washbasins  
Gaggenau kitchen appliances and Silestone countertop

**Elevator**

CCTV system



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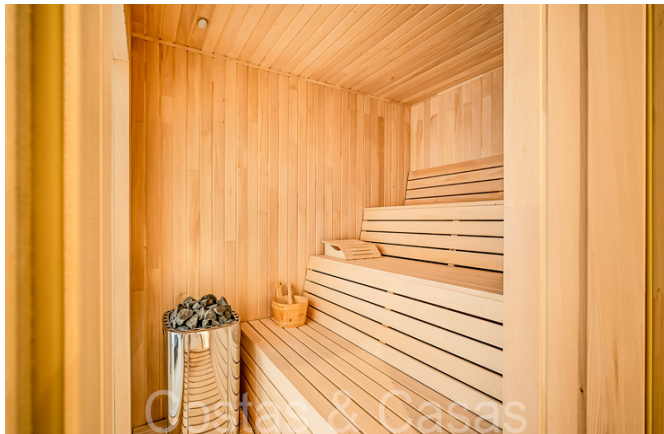
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