



**Ready to move in, new modern luxury villa for sale in Marbella - Benahavis in a secure urbanization**  
Marbella Area

🏠 House 📐 Plot 1000 m<sup>2</sup> 🏠 Built 350 m<sup>2</sup> 🏡 Terrace 45 m<sup>2</sup> 🛏 5 🚿 4 🏠 Ref. 152310

🔑 2.200.000 €

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.

## Modern luxury villa for sale in a gated residential area in Marbella - Benahavis

### PROPERTY HIGHLIGHTS

- New modern villa
- Southwest oriented
- Beautiful mountain and golf view
- Located in a closed and secured private residential area
- Ready to move in

### THE LOCATION

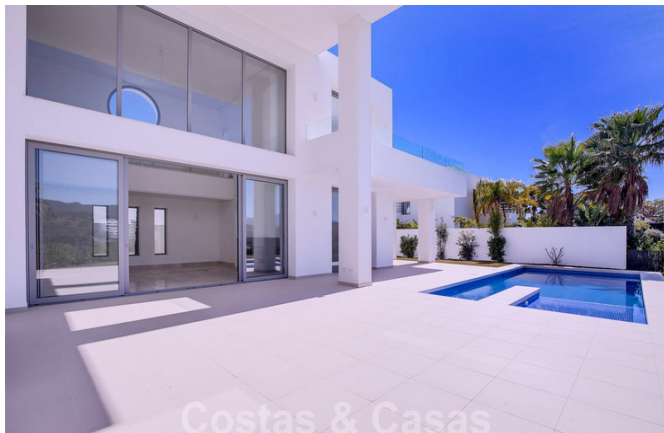
- The villa is located in a **closed residential area** on a small ridge with open views.
- Located **just a few minutes' drive from the A7 and San Pedro** in Marbella and the nearest shops, restaurants and amenities.
- Several golf courses are just a few minutes' drive away as is the picturesque and culinary mountain village of Benahavis.
- The beaches of San Pedro and Puerto Banus can be reached in 5 to 10 minutes by car.

### THE VILLA

- **Newly built villa designed in modern style.**
- **Southwest oriented**
- Driveway for several cars
- **Spacious covered and open terraces**
- **Flat garden and swimming pool**
- **Living and dining room with high ceilings and a fireplace**
- **Lots of light and a beautiful view through the double-height windows**
- **Glass gallery and a large round window**
- Fully equipped modern open kitchen with cooking island and breakfast bar and Bosch appliances
- A total of 4 bedrooms and 3 bathrooms
- Upstairs you will find the master suite and a private terrace and the 4th bedroom en-suite
- In the ground floor you will find the utility room and a **multifunctional room with its own entrance.**
- Beige marble floors
- Air conditioning for cooling and heating
- Underfloor heating







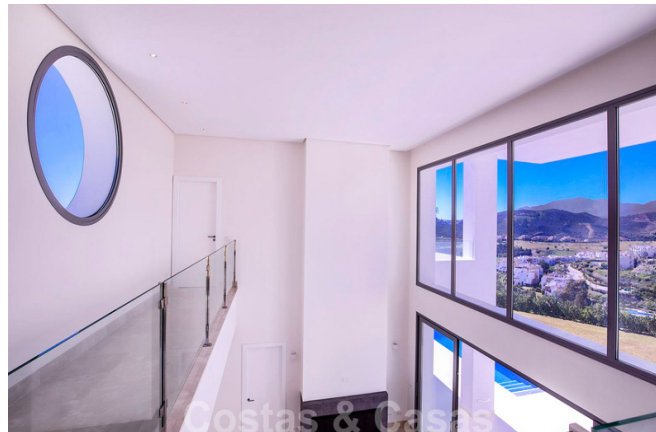
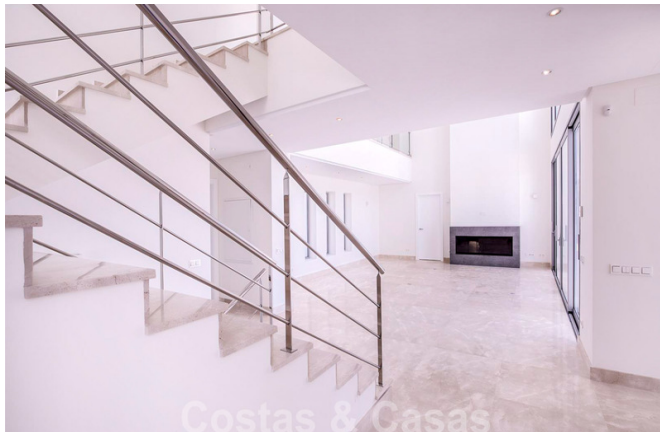
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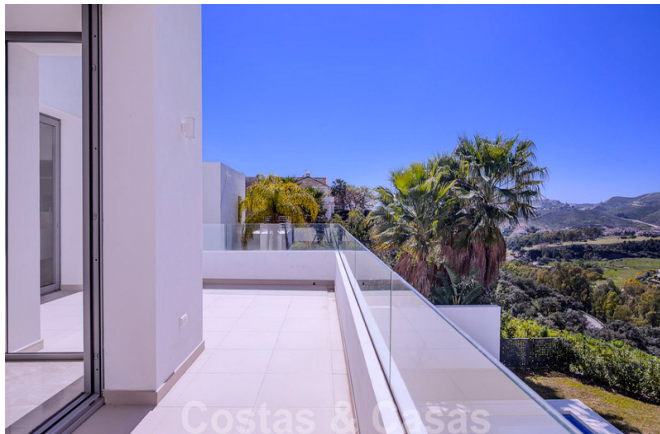
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