

Spectacular designed newly built villa for sale with panoramic views of the golf, lake, mountains and the sea, in a gated golf resort in Benahavis - Marbella

Marbella Area

House Plot 5558 m² Built 1058 m² Terrace 505 m² 6 8 # Ref. 152391

7.700.000 €

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Innovative design newly built villa for sale with stunning golf and sea views within a large new nature and golf resort in Benahavis - Marbella

PROPERTY HIGHLIGHTS

- In a beautiful natural area with all amenities, golf course and a lake with an island and an artificial beach.
- Panoramic views of the golf course, lake, mountains and sea.
- One of the most innovative and designer villas on the Costa del Sol.

THE VILLA

- A **spectacular and modern design** that has never before been exhibited on the Costa del Sol and will leave no one indifferent.
- Its **elongated elegantly sloping and rounded shapes** generate a movement effect that simulates a ship where one can live a unique experience and enjoy the Mediterranean Sea from a different angle.
- Fenced plot of 5,558 m2 with a landscaped garden and comes with automatic irrigation and lighting.
- **Breathtaking infinity pool with partial glass fronting.**
- **Impressive panoramic views of the mountains, the lake, the golf course and the Mediterranean sea as far as the Strait of Gibraltar, from every room.**
- South facing.

Layout:

Ground floor:

- Open plan layout of the living space.
- Separate formal dining room, lockable by means of a key. sliding doors, from the living room and kitchen.
- Modern kitchen with its cooking island, lockable by means of a key. sliding doors from the formal dining room.
- Second kitchen or service kitchen with pantry, connecting to the primary kitchen.
- Guest toilet
- Staircase and elevator
- All rooms open onto the terrace and swimming pool through spacious sliding windows

Upper floor:

- Staircase, elevator, landing

- Indoor garage
- Right Wing
 - Master suite with spacious lounge, two bathrooms with freestanding bath and 2 walk-in closets
- Left Wing
 - 3 bedrooms en suite

Lower floor:

- Staircase, elevator, guest toilet
- Salon of 72m2
- Covered terrace of 47m2
- Home cinema of 50m2
- Indoor swimming pool with relaxation area of ??59m2
- Fitness room of 28m2 with bathroom (6.5m2), Sauna (5m2) and Turkish bath (5m2)
- Laundry room (10m2)
- 2 bedrooms en-suite
- Covered terrace of 31m2
- Storage room
- Installation/utility room

Roof terrace:

- Parking (64m2)
- Hall, elevator, guest toilet
- Solarium 163m2
- Solarium with pergola: 33m2

The villa in numbers:

- Plot: 5.558m2
- Built area: 1.058m2
- Covered terraces: 271m2
- Open terraces: 235m2
- Outdoor swimming pool: 65m2
- Indoor garage: 78m2
- Parking: 64m2
- Bedrooms: 6
- Bathrooms: 8
- Guest toilets: 2
- 3 floors plus a roof terrace

Some other features:

- Elevator
- Floor to ceiling windows and doors where possible.

- Possibility to program the sliding windows.
- Double glazed outer tempered glass with dark gray solar control coating, dehydrated air chamber and inner glass on request, with thermal control coating.
- Shutters in the bedrooms, except in the master suite which has curtains.
- Motorized, translucent blinds.
- Glass balustrades recessed into the floor.
- Large format ceramic floor tiles.
- Separate drainage for waste and rainwater with collection.
- Aerothermal heat pump.
- High-efficiency solar panel installation.
- Underfloor heating for heating and cooling.
- Air conditioning for cooling and heating.
- Ventilation system
- Home automation for:
 - Heating, air conditioning and ventilation.
 - Lighting
 - Motorized blinds and shutters.
 - Control over doors and windows.
 - Sophisticated security system.
- Secure domain within a secured resort.

THE LOCATION AND THE RESORT

- Set in a **200 acre estate** in the beautiful Sierra de las Nieves Mountains (Unesco Biosphere Reserve), just north of Nueva Andalucia.
- The **gated and fully guarded resort** consists of several sub-complexes of villas and apartments, carefully developed around a **hotel, various restaurants, local shops, golf course with academy, wellness spa with fitness room, tennis, riding stables and orchards.**
- A **private lake with an island and an artificial beach** (including beach club), will be the centerpiece of the resort, recreating beach life right on your doorstep.
- Enjoy breathtaking panoramic views of the La Concha mountain peak and the Mediterranean sea towards North Africa and Gibraltar.
- The resort aims to be a perfect mix of tradition, natural beauty and modern living. Peace, comfort and space are some of the important points of interest within this fantastic domain.
- A specialized customer service will offer various services ranging from cleaning and dry cleaning services, maintenance service and key management.
- All amenities are provided, but the commercial centers and golf courses of Puerto Banus, Marbella, Nueva Andalucía and San Pedro are all less than a 15 minutes' drive away.

For more information and a viewing, please do not hesitate to contact us.

Application for individual building permit and construction work: approximately 20 months.

We can show you all new projects that match your requirements. At developers' prices but including our top notch service and market knowledge



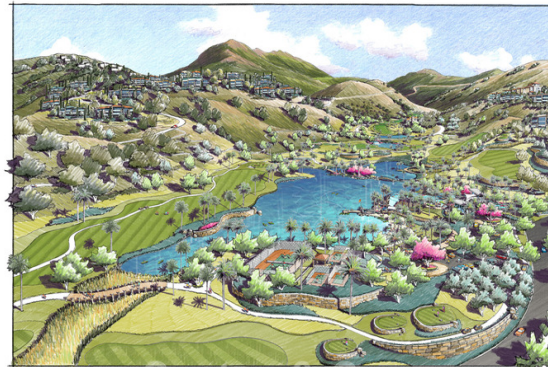
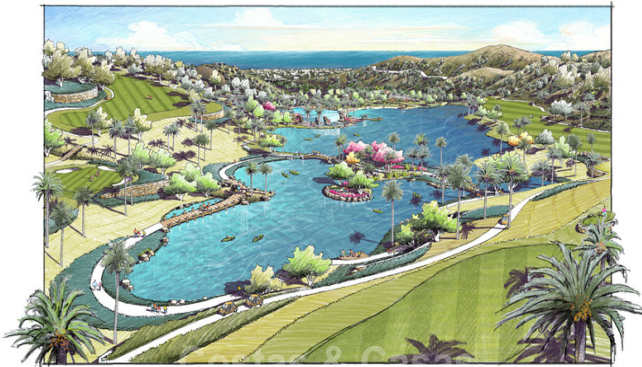
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