



**Innovative new construction villa for sale, fitting into the amazing natural environment, unique view of the mountain scenery and the Mediterranean Sea, in a gated resort in Benahavis - Marbella**

Marbella Area

House 
 Plot 2130 m<sup>2</sup>
 Built 643 m<sup>2</sup>
 Terrace 593 m<sup>2</sup>
 3 to 4 
 3 to 4 
 Ref. 152457-G

On request

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.



**Architectural, sustainable property in natural concept, overlooking the lush mountains with the sea in the distance, in a gated resort in Benahavis - Marbella**

**THIS VILLA HAS BEEN SOLD. HOWEVER, IT CAN ALSO BE BUILT IN THE SAME RESORT ON A DIFFERENT PLOT. THE PRICE DEPENDS ON THE PLOT, THE BUILT-UP AREA AND YOUR WISHES.**

Price guideline:

Plot: +/- between 400k to 600k

Construction: from €1,600,000 and up. Depending on the slope, sq.m, materials...

Excluding V.A.T. and purchase costs.

### PROPERTY HIGHLIGHTS

- Vast, phenomenal landscape.
- Peace and privacy are key.
- Sustainable building concept.
- Minimalist, contemporary, organic design creating a unique connection between man and nature.

### THE LOCATION

In a prestigious and gated residential resort in the municipality of Benahavis.

Surrounded by nature, sun and golf: enjoy the Mediterranean lifestyle to the max.

**Peace, privacy and natural beauty are the main features of this beautiful location.**

Just a few minutes' drive from two renowned golf courses with all their associated amenities.

About 15 minutes' drive from two large supermarkets.

The beach on the New Golden Mile between Marbella and Estepona is also about 15 minutes' drive away.

### THE VILLA

Extraordinary natural villa with unique and original building elements.

Villa in conjunction with the natural environment.

**Room-high sliding windows create light-filled, open living spaces that seamlessly connect interior and exterior.**

Home automation, sophisticated technologies and high quality finishes create the ideal living conditions.

The villa has an exceptionally small ecological footprint.

**The green of the surrounding area is integrated into the architecture of the landscape. The green roof provides the necessary isolation. In addition, the villa is very low maintenance due to this unique architectural style.**

**The property has been designed in such a way that optimal use can be made of the natural elements provided. As a result, the villa has an excellent balance between shadow**

and sunlight throughout the different seasons.

## In figures:

Plot size: 2.130m<sup>2</sup>

Total built up area: 643m<sup>2</sup>

Total terraces: 593m<sup>2</sup>

Covered terrace: 226m<sup>2</sup>

Open terrace: 337m<sup>2</sup>

Swimming pool: 71m<sup>2</sup>

Deck area: 191m<sup>2</sup>

3 bedrooms

3 bathrooms

3 floors

## Distribution:

### Ground Floor

Entrance hall with elevator, staircase and guest toilet.

**Open plan kitchen with integrated dining table and contiguous living space.**

3 bedrooms en-suite with access to covered terrace.

Master bedroom en-suite with walk-in closet and covered terrace with water features.

**Covered terrace with integrated seating area.**

**Extra bathroom in the outdoors.**

Sun terrace with sun beds.

**Heated infinity pool with integrated loungers.**

**Garden with extra space for sun loungers.**

Downward garden steps leading to the outdoor kitchen with dining table and barbecue.

### Upper Floor

Hall with elevator and staircase.

Storage.

Covered parking for 2 cars.

### Lower Floor -1

Elevator and staircase.

Laundry room.

Large technical room.

Gym with bathroom and covered terrace.

## Other Features:

**Underfloor heating** throughout.

**Elevator.**

Glass balustrades.

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