Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
info@costas-casas.com
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Royale, modern villa for sale with spectacular open sea views in a gated community in Benahavis - Marbella

Marbella Area

House | Plot 1785 m² | Built 738 m² | Terrace 238 m² | 6 | 6 | Ref. 154000

13.800.000 €

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Spacious, bright and airy, modern luxury villa for sale with panoramic sea views in exclusive Benahavis - Marbella

SOLD

PROPERTY HIGHLIGHTS

- Modern, architectural masterpiece.
- Magnificent, expansive views of the sea and green surroundings.
- Spectacular high ceilings.
- Room-high sliding windows with elegant, recessed profiles.
- Seamless transition between inside and outside.
- Generous, light and airy interior.
- At the end of a quiet street.
- Unobstructed views and privacy.
- In a gated and guarded villa urbanization.
- Ready to move in.

THE LOCATION

In a secluded, exclusive residential area in a golf resort.
Just minutes from a wide range of golf facilities.
A short drive from local amenities and several restaurants, bars, shopping centers and schools.
At the end of a private residential street.
Only 15 minutes to the beach, Puerto Banus, San Pedro and 20 minutes to Marbella city.

THE VILLA

In figures:

Plot size: 1.785m²
Total Built area: 976m²
Interior built: 738m²
Terraces: 238m²
Garage: 3 cars
Swimming pool: 73m²

Solarium: 27m²
Bedrooms: 6
Bathrooms: 6
En-suite: 6
Guest toilets: 3
Floors: 2

The plot:

Fantastic location, flat plot.
The plot and garden are like the bow of a ship **at the end of the plateau.**
Landscape garden.
Flowered, vertical gardens on the patios.
Expansive pool with open sea view.
The pool connects to the lawn and sun terrace with outdoor shower.
Toilet and checkroom by the pool.
Extensive covered and open terraces.
Southern to western orientation.

The villa:

Ready to move in, imposing new villa.
The largest villa in this new exclusive residential area within the urbanization.
Finished to the highest construction standards.
Modernist design with a welcoming atmosphere.
Driveway with parking and a covered parking for 3 cars.
Imposing entrance with a glass door and an **11-meter-tall olive tree from Italy.**
Spacious, high hall.
Light-filled open plan living space.
All ceilings are high, but the **ceilings in the hall and living room are 4.5 meters high!**
The living space has **high sliding windows, which provide an abundance of light.**
The window profiles are recessed and provide a **seamless transition between inside and outside.**
The living space provides a spacious lounge with modern fireplace.
Open, well-equipped kitchen with cooking island and table.
The entire living space offers beautiful views of the surroundings.
6 Bedrooms, 6 bathrooms en-suite.
3 Guest toilets.
Majestic master bedroom en-suite with fireplace and generous walk-in closet.
Freestanding outdoor bath in one of the patios.
On the lower level there is a **large open plan entertainment area, a gym-yoga room and spa**, which is also accessible from the garden, 2 bedrooms en-suite and a laundry room.

Other features

Hardwood floors in the living areas.
Pangaea flooring in the bathrooms and utility room.
Pangaea floors on the terraces.
Underfloor heating throughout.
Air conditioning for cooling and heating.
Glass railings.

Recessed Hinges.
Water Tanks.
Water softener.
Furniture: €500.000

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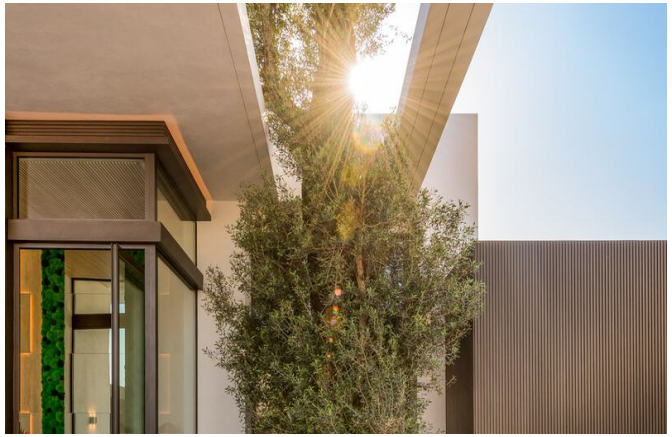
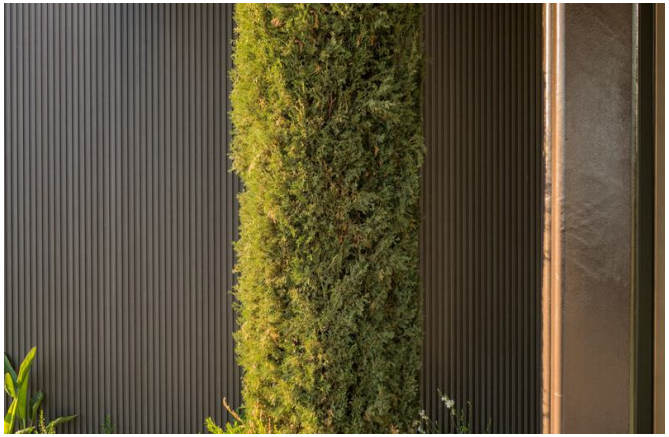
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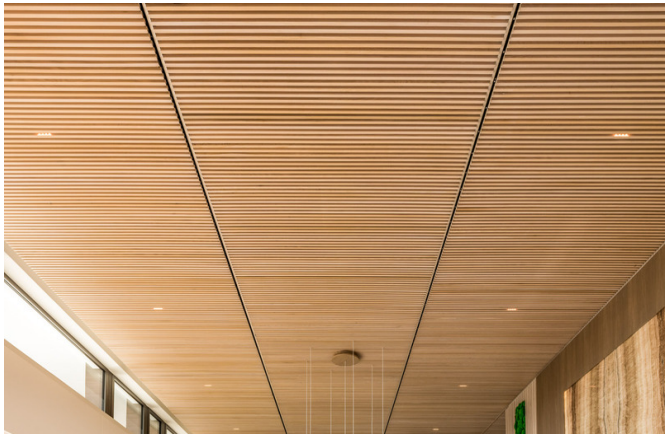
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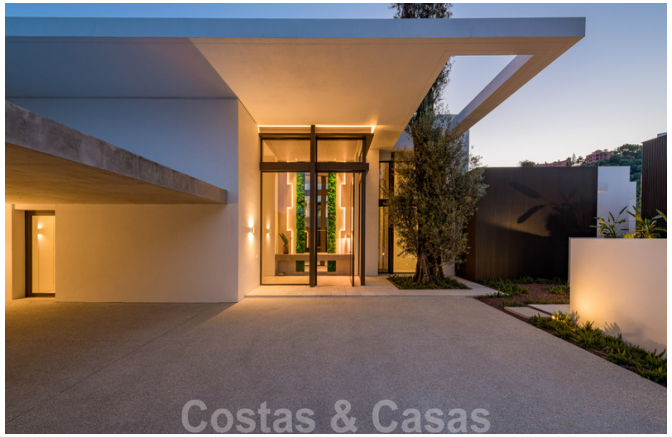
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