



**New luxury villa for sale, first line golf in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 1553 m<sup>2</sup> 🏠 Built 617 m<sup>2</sup> 🏠 Terrace 131 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 155010-P

🏠 3.900.000 €

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.

## New, exclusive luxury villa with panoramic golf views for sale in Benahavis - Marbella

### PROPERTY HIGHLIGHTS

- Prime location frontline golf.
- South west facing.
- New construction luxury villa with very bright rooms.
- Surrounded by greenery, with panoramic views of the golf course.
- Inviting, open and covered terraces to fully enjoy the Mediterranean climate.
- Under construction.

### THE LOCATION

- Located in a prestigious and secure residential community, surrounded by nature and golf courses.
- A few minutes' drive to all amenities including an international school and a supermarket.
- The beach and the centre of Puerto Banus and San Pedro can be reached in a 10 minutes' drive.

### THE VILLA

#### In figures:

- Plot size: 1.553m<sup>2</sup>
- Built-up area: 617m<sup>2</sup>
- Terraces: 131m<sup>2</sup>
- 5 Bedrooms
- 5 Bathrooms
- Floors: 3

#### General:

- **Large, elevated plot.**
- **South west facing**
- Manicured garden with palm trees and lawn.
- Spacious rectangular pool surrounded by a sundeck with Balinese beds and loungers.
- **Open and covered terraces with chill-out.**
- **Panoramic views of the golf course.**
- Lots of privacy.

## The villa itself:

- New construction villa on plan.
- Using quality materials and a refined finish.
- Bright and stylish interior design.
- Driveway to the villa.
- A large, turquoise fountain with various water elements and a floating path to the front door.
- Double-height, covered porch resting on 2 imposing pillars.
- Double-height entrance hall with a stately, wooden front door.
- **Open-plan concept.**
- Living room with beautiful accent walls and a modern fireplace.
- Integrated dining area.
- Open kitchen, finished in marble and equipped with wine cooler and cooking island.
- Cream-coloured ceramic tiles for indoor and outdoor flooring.
- Recessed window profiles that ensure a flawless transition between the indoor and outdoor areas.
- **5 Bedrooms and 5 bathrooms.**
- Spacious master suite with its own living room, separated by a marble wall that is embellished with a see-through fireplace.
- Richly lit thanks to the floor-to-ceiling sliding windows that open onto the covered terrace with lounge area.
- **Indoor pool with loungers and a starry sky ceiling.**

## Other features:

- High ceilings.
- Room-high windows provide plenty of natural light.
- Outdoor lighting.

Update 29/07/2022: price increase from 2.5M

Update 27/07/2023: price increase from 2.8M. Under construction.

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