



**New on the market! Innovative designer villa for sale, completely nestled in the surrounded nature, with stunning panoramic views, in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 2050 m<sup>2</sup> 🏠 Built 838 m<sup>2</sup> 🏠 Terrace 447 m<sup>2</sup> 🛏 5 🗺 5 # Ref. 155240

🏠 2.500.000 €

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## Green modernist villa for sale, green and sustainable concept, with open views towards the coast in the heights of Benahavis - Marbella

### PROPERTY HIGHLIGHTS

- New construction villa.
- Fully adapted to the natural setting.
- Sophisticated concept with a limited ecological footprint.
- Lots of peace and privacy.

### THE LOCATION

- Situated in an elevated position, surrounded by Spanish pine trees, sun and golf, it is the ideal location to enjoy an exclusive Mediterranean lifestyle.
- Approx. 15 minutes' drive to the beaches of the New Golden Mile and all amenities.

### THE VILLA

#### In figures:

- Plot size: 2050m<sup>2</sup>
- Total built-up area: 838m<sup>2</sup>
- Covered terrace surface: 256m<sup>2</sup>
- Surface area of open terraces: 191m<sup>2</sup>
- 5 bedrooms
- 5 bathrooms
- 1 guest toilet
- Residential floors: 2
- Indoor garage for 2 cars

#### General:

- Elevated plot.
- **Integrated into the lush, mature surroundings.**
- Several outdoor patios/open terraces with seating areas.
- Large swimming pool surrounded by solarium.
- Wonderful panoramic views over the valley towards the coast.
- South oriented.
- **Lots of privacy.**

## The villa itself:

- **New detached luxury villa.**
- Designed with advanced engineering and modern technologies.
- **Sleek, modern interior.**
- Room-high sliding windows provide plenty of natural light and a seamless connection between the indoor and outdoor areas.
- 5 Bedrooms and 5+1 bathrooms.

### Entrance floor 0

- Entrance with cloakroom.
- Staircase with lift.
- Fully equipped gym/wellness area with private bathroom.
- 2 en-suite bedrooms with fitted wardrobes and access to covered terrace.
- Gigantic covered terrace with outdoor kitchen, dining area and chill-out area.
- 2 Technical rooms.
- Indoor garage for 2 cars.

### Main floor +1

- Staircase with lift.
- Long landing with guest toilet.
- Large living room with lounge and modern fireplace.
- Open, equipped designer kitchen with island and breakfast bar.
- Integrated dining area.
- 1 en-suite guest bedroom.
- Master suite with a large walk-in closet.
- Semi-covered terrace.
- Storage.

## Other features:

- **Lift.**
- Glass balustrades.
- Fitted wardrobes in the bedrooms.
- Fireplace.

- **Solar energy.**
- **Green roof.**
- Air conditioning.
- Underfloor heating.

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