



**New, modern, luxury villas for sale with jacuzzi on the solarium, in an exclusive golfing area in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 673 m<sup>2</sup> 🏠 Built 428 to 525 m<sup>2</sup> 🏠 Terrace 208 m<sup>2</sup> 🛏 4 to 5 🗑 5 # Ref. 155250-P

🏠 1.650.000 €

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 included purchase costs.

## New chic-modern villas for sale in a golf resort with an impressive eye for detail in Benahavis - Marbella

### PROPERTY HIGHLIGHTS

- Magnificent architecture using the most advanced technologies.
- Space, brightness and absolute luxury.
- These villas have everything to enjoy a carefree luxury life.

### THE LOCATION

- Located in a high position, surrounded by several prominent golf courses.
- A large supermarket and international school are a few minutes' drive away.
- All amenities and the beautiful beaches with accompanying beach bars can be reached in 10 minutes' drive.
- The centre of San Pedro with numerous cosy bars and the mundane marina of Puerto Banus are 10 and 15 minutes' drive away.

### THE VILLAS

#### General:

- Plot divided over 3 levels.
- Excellently maintained landscape garden.
- **A long infinity pool surrounded by loungers.**
- Attractive open and covered terraces with lounge areas.
- **Attached pergola with a barbecue area and a bar.**
- Various patios.
- Spacious roof terrace with all necessary luxury such as an outdoor lounge, high seating tables, bar and jacuzzi.
- **Southwest to west facing.**
- View over the golf course towards the sea.

#### The Villas:

- **State-of-the-art luxury villas using the most advanced technologies.**

- Timeless minimalist design.
- Cosy, artistic living atmosphere.
- An electric gate gives access to the driveway with parking for 2 cars.
- Manicured entrance on access level +1, embellished with water elements and floating path to the front door.
- A lateral staircase connecting the three levels.
- Entrance hall with stairs and lift.
- Guest toilet and outdoor patio.
- Open living space with a partition, embellished with a double-sided fireplace, separating the TV lounge from the modern kitchen.
- Pantry.
- Integrated dining room.
- The entire living, dining and relaxing area overlooks the garden and swimming pool.
- The floor-to-ceiling sliding windows in the living area offer a seamless transition between interior and exterior.
- 5 Bedrooms and 5 + 3 bathrooms.
- Master suite on the entrance level with a walk-in wardrobe, an en suite bathroom with a free-standing bathtub and a private covered terrace.
- Lower floor:
  - Lift and stairwell.
  - Recreational area with bar, TV lounge and games area.
  - Equipped gym, Turkish bath, sauna and shower.
  - Room with adjoining bathroom that can be used as a guest bedroom.
  - Guest toilet.
  - Technical room, laundry, storages.
- Solarium:
  - Lift and stairwell.
  - Guest toilet.
  - Jacuzzi.
  - Outdoor lounge and bar.

#### Villa 1 - 10

- Plot size: 673m<sup>2</sup>
- Total built-up area: 525m<sup>2</sup>
- Net built-up area: 426m<sup>2</sup>
- 5 bedrooms
- 5 + 3 bathrooms
- Parking for 2 cars.

#### Villa 2 - 11

- Plot size: 512m<sup>2</sup>
- Total built-up area: 428m<sup>2</sup>
- Net built-up area: 354m<sup>2</sup>
- 5 bedrooms
- 5 + 3 bathrooms
- Parking for 2 cars.

#### Villa 3 - 12

- Plot size: 588m<sup>2</sup>
- Total built-up area: 435m<sup>2</sup>

- Net built-up area: 359m<sup>2</sup>
- 5 bedroom
- 5 + 3 bathrooms
- Parking for 2 cars.

*The price does not include purchase costs (see details below).*

*Prices and availability are subject to change. They may vary quickly, so please contact us for the most up-to-date information.*

### **Other features:**

- **Lift.**
- Glass balustrades.
- State-of-the-art domotics.
- LED lighting throughout the garden and swimming pools.



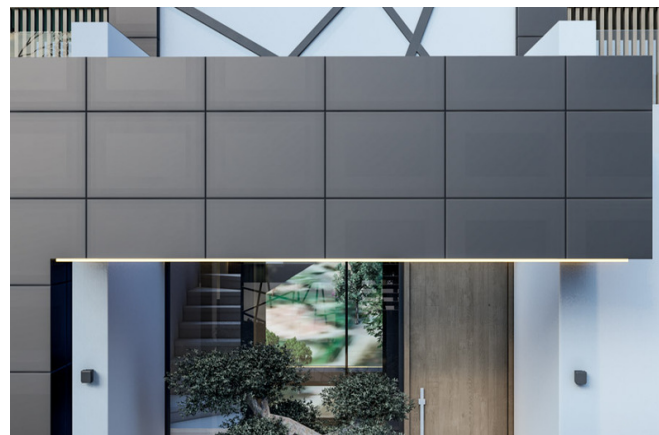
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