



## New modernist design villa for sale with phenomenal sea views at walking distance from the beach in Benalmadena, Costa del Sol

Costa del Sol (other)

House 
 Plot 740 m<sup>2</sup>
 Built 243 m<sup>2</sup>
 Terrace 304 m<sup>2</sup>
 4 
 4 
 Ref. 155395

1.425.000 €

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.

## High quality, luxury villa for sale in a contemporary style in a desirable area in Benalmadena, Costa del Sol

### PROPERTY HIGHLIGHTS

- Off-plan villa in modern style.
- High position with magnificent panoramic view of the Mediterranean Sea.
- Atmospheric indoor and outdoor areas with an open layout.

### THE LOCATION

- Ideally located in a high position in a desirable residential area of Benalmadena, within walking distance of the beach.
- Close to all amenities including restaurants, bars and public transport.
- 800m from the train station providing easy access to Malaga city, Malaga international airport and Benalmadena and Fuengirola centre.
- By car it is 20 minutes to Malaga and Marbella and 10 minutes to Mijas Pueblo.

### THE VILLA

#### In figures:

- Plot size: 740m<sup>2</sup>
- Built-up area: 243m<sup>2</sup>
- Terrace surface: 304m<sup>2</sup>
- 4 Bedrooms
- 4 Bathrooms
- 3 floors + solarium.

#### General:

- Elevated, fenced plot.

- Manicured landscape garden.
- Rectangular pool surrounded by a terrace with loungers.
- Jacuzzi on roof terrace.
- Pergola terraces with sufficient space to install seating areas.
- Covered terrace with a chill-out and a dining table.
- Thanks to its high position, you can enjoy a wonderful panoramic view of the Mediterranean Sea from every corner of the villa.

## The villa itself:

- Newly built villa with modern architecture.
- All materials and facilities are of the highest quality.
- Contemporary, airy interior.
- **Open-plan concept.**
- The room-high sliding windows throughout the villa, have recessed frames that create a seamless connection between the interior and exterior spaces.
- Grey tiled floors for indoor and outdoor use.
- 4 Bedrooms and 4 bathrooms.
- Parking for 1 car.

### Ground floor

- Driveway to the indoor garage and on to a car park.
- Entrance with bright staircase shielded by glass balustrades.
- Open-plan living room with a TV lounge, embellished with a fireplace.
- Modern open designer kitchen with a marble kitchen island, with seats and an integrated dining area.
- 1 bedroom with an en-suite bathroom.

### Upper floor

- 3 bedrooms and 2 bathrooms.
- Large terrace where you can enjoy a sublime sea view.

### Solarium

- Lift.
- Jacuzzi.
- Extended sun terrace with sunbeds.
- Attached pergola with a dining table where you can enjoy a phenomenal sea view.

### Lower floor

- Has a large room with a separate entrance that can be used as a guesthouse, gym, office, or as a relaxation area.
- Indoor garage.

## Other features:

- Lift.
- Glass balustrades.
- Underfloor heating throughout.
- Fireplace.
- Fitted wardrobes in the bedrooms.

*The villa has the building and construction permits, the works can begin immediately and be completed within 9-12 months*

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