



**Move-in ready, architectural designer villa for sale with open sea views in a prestigious gated residential area in the hills of La Quinta in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 1449 m<sup>2</sup> 🏠 Built 841 m<sup>2</sup> 🏠 Terrace 276 m<sup>2</sup> 🛏 6 🗺 7 # Ref. 156200

🏠 8.750.000 €

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.



## Innovative luxury villa for sale in an elevated position in a gated residential area in La Quinta, Benahavis - Marbella

### PROPERTY HIGHLIGHTS

- Pre-launch! Private viewing before official launch possible.
- Move-in ready.
- Innovative concept.
- High ceilings and floor-to-ceiling windows.
- Open living spaces with spacious terraces.
- Open views of the Mediterranean Sea.
- Both the urbanisation and the exclusive residential area are gated.
- Urgent viewing advised!

### THE LOCATION

- Quietly situated a gated residential community in La Quinta, Benahavis, a short distance from some prestigious top golf courses including Los Arqueros Golf and La Quinta Golf and the golf valley of Nueva Andalucia.
- Close to all kinds of services including restaurants, shops, supermarkets and more.
- The centre of San Pedro with all necessary amenities can be reached within a 5-minute drive.
- A 10-minute drive from the world-famous Puerto Banus marina.

### THE VILLA

#### In figures:

- Plot size: 1.449m<sup>2</sup>
- Habitable area: 841m<sup>2</sup>
- Terraces: 276m<sup>2</sup>
- 6 bedrooms
- 7 bathrooms
- Residential floors: 3

#### General:

- Spacious plot in an **elevated position**.
- Manicured garden with manicured green lawn.
- Large pool with mosaic lining and adjacent extensive sun terrace.
- Covered and open terraces with ample space for relaxing and entertaining with family and friends.
- Barbecue area.
- **South-facing, enjoying magnificent sea views.**

## The villa itself:

- **Brand new, move-in ready detached luxury villa, built with high-quality materials and refined finishes.**
- The villa belongs to an exclusive project designed by one of Marbella's best-known architectural firms.
- **Comfortable, open layout with a sleek, trendy interior.**
- Driveway with parking and access to the indoor garage for 3 cars.
- A beautiful entrance welcomes you into a double-height entrance hall with the sea in the background.
- Upon entering on the left flank, a landing with cloakroom and guest toilet.
- Adjacent is an office space, which could possibly be converted into a bedroom with an ensuite bathroom.
- Sleek, fitted kitchen with breakfast bar, large dining table and access to the extensive outdoor areas.
- Utility room.
- Across the double-height stairwell, 2 en-suite bedrooms each with a private terrace.
- **Stunning lounge area with high ceiling and room-high sliding windows providing a very bright interior.**
- The upper floor comprises 2 guest bedrooms en-suite and a spacious master suite with dressing room and a south-facing private terrace.
- On the lower floor a multi-purpose room with TV lounge, bar, games room, equipped gym with sauna, bathroom and technical room.
- Moreover, the lower floor enjoys natural light thanks to room-high sliding windows opening onto a patio.
- A separate stairwell opens onto an **indoor staff or guest area** equipped with a lounge, bedroom en-suite, pre-installation for a kitchen and laundry room.

## Other features:

- Advanced home automation.
- Air conditioning.
- **Underfloor heating throughout the villa.**
- Fitted wardrobes.
- Exterior lighting.
- High ceilings.



**Move-in ready, architectural designer villa for sale with open sea views in a prestigious gated residential area in the hills of La Quinta in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 1449 m<sup>2</sup> 🏠 Built 841 m<sup>2</sup> 🏠 Terrace 276 m<sup>2</sup> 🛏 6 🗺 7 # Ref. 156200

🏠 8.750.000 €

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.



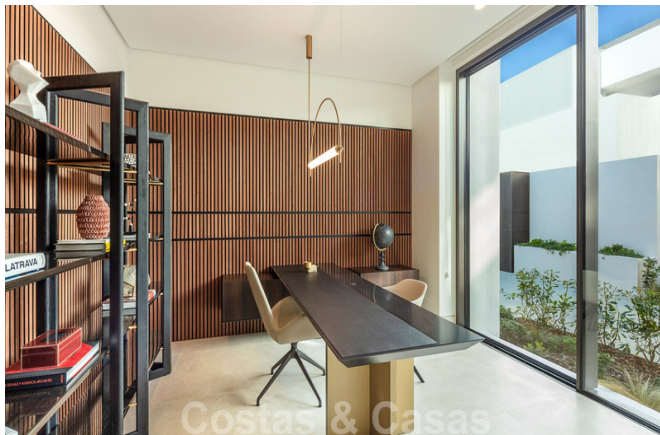
**Move-in ready, architectural designer villa for sale with open sea views in a prestigious gated residential area in the hills of La Quinta in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 1449 m<sup>2</sup> 🏠 Built 841 m<sup>2</sup> 🏠 Terrace 276 m<sup>2</sup> 🛏 6 🗺 7 # Ref. 156200

🏠 8.750.000 €

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.



**Move-in ready, architectural designer villa for sale with open sea views in a prestigious gated residential area in the hills of La Quinta in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 1449 m<sup>2</sup> 🏠 Built 841 m<sup>2</sup> 🏠 Terrace 276 m<sup>2</sup> 🛏 6 🗺 7 # Ref. 156200

📌 8.750.000 €

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.



**Move-in ready, architectural designer villa for sale with open sea views in a prestigious gated residential area in the hills of La Quinta in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 1449 m<sup>2</sup> 🏠 Built 841 m<sup>2</sup> 🏠 Terrace 276 m<sup>2</sup> 🛏 6 📶 7 # Ref. 156200

🏠 8.750.000 €

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.



**Move-in ready, architectural designer villa for sale with open sea views in a prestigious gated residential area in the hills of La Quinta in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 1449 m<sup>2</sup> 🏠 Built 841 m<sup>2</sup> 🏠 Terrace 276 m<sup>2</sup> 🛏 6 📶 7 # Ref. 156200

🏠 8.750.000 €

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.



**Move-in ready, architectural designer villa for sale with open sea views in a prestigious gated residential area in the hills of La Quinta in Benahavis - Marbella**

Marbella Area

 House  Plot 1449 m<sup>2</sup>  Built 841 m<sup>2</sup>  Terrace 276 m<sup>2</sup>  6  7 # Ref. 156200

 8.750.000 €