



**Ecological luxury villa with ultra-modern design for sale with stunning sea and mountain views in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 3807 m<sup>2</sup> 🏠 Built 324 m<sup>2</sup> 🏠 Terrace 533 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 156625

🏠 1.975.000 €

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.

## Prestigious designer villa in a natural setting for sale in Benahavis - Marbella

### PROPERTY HIGHLIGHTS

- Ecological new-build villa.
- Fully adapted to the natural setting.
- Based on sustainable energy.
- Breath-taking views of the mountain landscape towards the Mediterranean Sea.
- Customisable.

### THE LOCATION

- Situated in an exclusive, gated residential area with 24-hour security in the municipality of Benahavis.
- Several top-of-the-range golf resorts are in the immediate vicinity; Los Flamingos with three 18-hole golf courses, Marbella Club Resort and Los Arqueros.
- Approximately 10 minutes' drive to amenities, 15 minutes to the beach, 20 minutes to San Pedro and 25 minutes to Marbella.
- Absolute tranquillity, privacy and security guaranteed.

### THE VILLA

#### In figures:

Plot size: 3.807m<sup>2</sup>  
Interior surface area: 324m<sup>2</sup>  
Terraces surface area: 533m<sup>2</sup>  
Pool area: 55m<sup>2</sup>  
Surface area garage/carport: 48m<sup>2</sup>  
4 bedrooms, 4 bathrooms  
1 guest toilet

#### Description:

- Spacious plot, **in an elevated position**.
- Fully merging with the lush greenery of the surroundings.
- Beautiful **infinity pool** with adjacent sundeck.
- Multiple outdoor patios and open terraces, equipped with sitting areas.
- Partial green roof.
- Solarium with lounge facilities.
- **This new villa is designed with advanced engineering** and modern technologies.
- Much attention to a detailed and high standard of finishing.
- A motorised gate gives access to the carport with parking for 2 cars.
- Living space with an open layout furnished with a dining and living area.
- Large open-plan kitchen, fully equipped with an island with seating areas.
- Integrated dining area.
- **Room-high sliding windows throughout the villa ensure bright rooms and a seamless connection between inside and outside.**
- Quality porcelain floors.
- A total of 4 bedrooms, 4 bathrooms.
- All bedrooms are on one floor and all offer access to the main terrace.
- Office space.
- Storage room and laundry room.

### Other features:

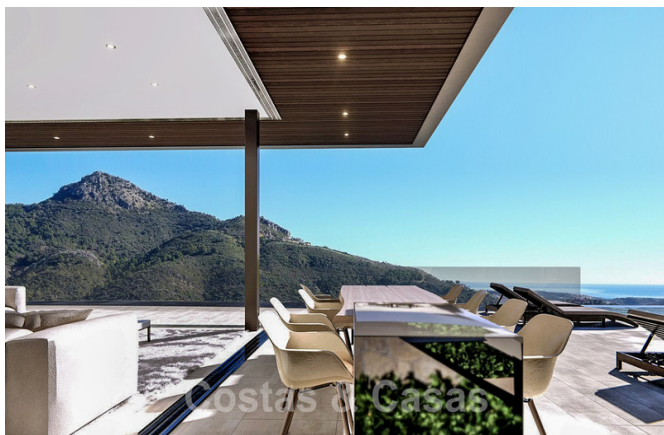
Double glazing.  
 Glass balustrades around the terraces.  
 Sophisticated home automation system.  
 Air conditioning for cooling and heating.  
 Underfloor heating throughout the villa.  
 Solar energy.  
 Green roof.  
 High-quality Miele or Bosch appliances in the kitchen.  
 Fitted bespoke wardrobes.  
 Outdoor shower.  
 Irrigation system.

### Optional:

Heat pump for the pool.  
 Built-in Jacuzzi on the roof terrace.  
 Outdoor kitchen, bar and barbecue on the roof terrace.

*The villa is fully customisable.*

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