



**Spacious luxury villa for sale with a traditional architectural style located in a preferred residential area on the New Golden Mile, Marbella - Benahavis**

Marbella Area

🏠 House 📏 Plot 1082 m<sup>2</sup> 🏠 Built 352 m<sup>2</sup> 🏠 Terrace 95 m<sup>2</sup> 🛏 5 🚿 6 # Ref. 156844

🏠 2.650.000 €



## Contemporary Mediterranean villa for sale in a preferred urbanisation on the New Golden Mile, Marbella - Benahavis

### UNDER CONTRACT

### PROPERTY HIGHLIGHTS

- Close to all amenities and golf courses.
- Contemporary design in Andalusian style.
- 5 bedrooms, 6 bathrooms.
- Recently built and ready to move in.
- Will be sold furnished.

### THE LOCATION

- Quietly located in the golf valley of Benahavis a short distance from several prestigious golf courses.
- All necessary amenities including supermarkets, restaurants, bars, banks, pharmacies and more can be found within a few minutes' drive.
- 10 minutes away from San Pedro centre, 15 minutes from Estepona and 20 minutes from Marbella.

### THE VILLA

#### In figures:

Plot size: 1.082m<sup>2</sup>  
Built-up area: 352m<sup>2</sup>  
Surface terraces: 95m<sup>2</sup>  
5 bedrooms, 6 bathrooms  
3 residential floors  
Built in 2022

#### General:

- **Recently built villa with a contemporary, Mediterranean architectural style.**
- A spacious plot divided into 2 levels, completely surrounded by high plantings.
- A garden staircase gives out onto a lower garden level with an area of lawn.
- A swimming pool surrounded by a terrace.
- Open and covered terraces with lounge and dining areas.
- Western orientation.

### **The villa itself:**

- The driveway provides a carport and covered entrance.
- Stairwell, guest toilet.
- A large living space with a lounge and integrated, formal dining room.
- Adjacent is the complete kitchen with a marble dining island.
- The kitchen and living room are separated by a partition wall, embellished with a double-sided fireplace.
- On the main floor one bedroom en-suite with a dressing area.
- On the upper floor 3 bedrooms, each with its own bathroom and access to a shared terrace.
- A multi-purpose room on the lower floor can be freely arranged as a playroom, TV lounge, mancave, ...
- The lower floor is also connected to the lower garden level, allowing this floor to enjoy natural daylight.
- Carport for 2 cars.
- Indoor garage for 2 cars.

### **Other features:**

Double glazing.  
Air conditioning.  
Ceramic and hardwood floors.  
Fitted wardrobes.  
LED lighting



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