



**New, advanced design villa for sale surrounded by nature in the hills of Marbella - Benahavis**  
Marbella Area

🏠 House 📏 Plot 3277 m<sup>2</sup> 🏠 Built 547 m<sup>2</sup> 🏠 Terrace 531 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 158688-P

🔑 3.500.000 €

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## Innovative, green and sustainable new build villa for sale in Marbella - Benahavis

RESERVED, BUT WE DO HAVE SIMILAR VILLAS STILL AVAILABLE

### PROPERTY HIGHLIGHTS

- Modern new-build villa.
- Fully integrated into the natural setting.
- Modern design with open design.
- Panoramic views.
- Absolute peace and privacy.
- Under construction.

### THE LOCATION

Quietly located in an elevated position, **in a closed and secured urbanization** in the municipality of Benahavis.  
About a 15 minute drive from the sandy beaches and all amenities.  
Several first-class golf courses can be reached just 10 minutes away by car.

### THE VILLA

#### In figures:

Plot: 3,277m<sup>2</sup>  
Total built area: 1,077m<sup>2</sup>  
Built area: 547m<sup>2</sup>  
Surface area of terraces: 531m<sup>2</sup>  
5 Bedrooms  
5 Bathrooms  
2 Guest toilets  
2 floors

#### General:

Spacious plot in an **elevated position**.

Nestled in the lush, mature surroundings.  
Beautiful, elongated built-in infinity pool with adjacent sun terraces.  
Open and covered terraces with an outdoor kitchen, barbecue, dining table and lounge areas.  
A **central patio** with neat architecture and jacuzzi.  
**South facing.**  
**Panoramic views over the valley towards the Mediterranean Sea.**

## Description:

### **High-end new-build villa with innovative architectural concept.**

Carefully designed with advanced engineering and sophisticated technologies.  
Sophisticated and modernist interior design.

**The floor-to-ceiling sliding windows with recessed profiles** flood the interior with natural light and provide a seamless connection between inside and outside.

The villa has **a limited impact on the natural environment and features a green roof and drought-tolerant landscaping.**

Comfortable, open layout with bright interior.

The main level is located on the upper floor.

**Beautiful open plan living space** with living area.

Integrated dining area.

Fully equipped kitchen/diner with cooking island and breakfast bar.

**5 bedrooms, 5 bathrooms and 2 separate toilets.**

2nd TV lounge on the lower floor.

Laundry room and technical room.

Carport for 2 cars, equipped with a turning platform which makes parking easier.

Other features:

**Elevator.**

Green roof.

Fireplace.

update 11/2024

Under construction

Delivery: 06/2025





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