



**Modernist new build villa with sustainable concept for sale in the hills of Benahavis - Marbella**  
Marbella Area

🏠 House 📏 Plot 2210 m<sup>2</sup> 🏠 Built 605 m<sup>2</sup> 🏠 Terrace 523 m<sup>2</sup> 🛏 5 🗺 5 # Ref. 158802-P

🏠 4.250.000 €

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## Prestigious new build villa with panoramic sea views for sale in Benahavis - Marbella

### PROPERTY HIGHLIGHTS

- Located in a gated community with permanent security.
- Fully integrated into the natural setting.
- View of the valley, hilly landscape and the sea.
- 5 bedrooms, 5 bathrooms.
- Lots of privacy, security and luxury.

### THE LOCATION

Located in a peaceful, natural environment in an exclusive, gated residential community in the municipality of Benahavis. Gated urbanization with 24 hour security. A 15-minute drive from the beach and all amenities. Several golf courses can be reached within just a 10-minute drive. Thanks to its elevated position, the villa enjoys **panoramic views of the valley with the mountains and the sea.**

### THE VILLA

#### In figures:

Plot: 2,210m<sup>2</sup>  
Total built area: 1,186m<sup>2</sup>  
Interior floor area: 605m<sup>2</sup>  
Floor area covered terrace: 366m<sup>2</sup>  
Floor area open terrace: 157m<sup>2</sup>  
Swimming pool: 59m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 5  
Guest toilets: 2  
2 floors + access level

#### General:

Spacious, **secluded plot situated in an elevated position**, adjacent to the lush, mature surroundings.  
Built-in **infinity pool** surrounded by a sun terrace.  
Covered terrace with outdoor kitchen, bar and seating area.  
Several open and shady terraces offer the opportunity to enjoy the pleasant Mediterranean climate.  
**View of the green valley, the hilly landscape and the Mediterranean Sea.**

## **Description:**

**Detached villa with dynamic design and a sleek, innovative architectural style.**

Designed to a very high standard and with an eye for detail.

**Floor-to-ceiling sliding windows with recessed frames throughout the villa provide a seamless flow between the indoor and outdoor spaces while also generating plenty of natural daylight.**

The main level is in an elevated position.

Cozy lounge area with direct access to the covered terrace, equipped with an outdoor dining area and a chill-out.

Personalized kitchen/diner, fully equipped with Miele appliances, a cooking island where you can sit and an integrated dining table.

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

Equipped fitness room.

Laundry room.

Technical area.

Indoor garage for 2 cars.

Other features:

**Elevator to all floors.**

Air conditioning for cooling and heating.

Underfloor heating in the living areas.

Green roof.

Quality marble floors 80x80 cm.

Fitted wardrobes.

Double glazing.

Glass balustrades.

Advanced home automation system.

Telecom installation.

LED lighting inside and outside.

Update 11/2024

Under construction

?Completion: 12/2025

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