



**Ready to move in, modernist luxury villa for sale, with sea views in a gated community in Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 1047 m<sup>2</sup> 🏠 Built 380 m<sup>2</sup> 🏠 Terrace 239 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 166777

🏠 3.995.000 €

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## Exclusive luxury villa with sea views for sale in Benahavis - Marbella

**SOLD**

### HIGHLIGHTS

- In a gated community with 24/7 security.
- Close to all amenities.
- Panoramic views of the area and the sea.
- 4 bedrooms, 4 bathrooms.
- Very bright spaces.
- Move-in ready.

### THE LOCATION

Situated in an exclusive **private community with a guarded entrance and 24/7 security**.

Close to daily amenities such as supermarkets, schools and medical facilities.

A stone's throw from La Quinta Golf and Country Club, making it a perfect location for golf enthusiasts. In addition, other top golf courses in Nueva Andalucia's golf valley are within easy reach.

Puerto Banus is approximately a 10-minute drive away and offers luxury shopping, restaurants and an exclusive marina.

San Pedro can be reached in approximately 8 minutes and Marbella centre in approximately 15-20 minutes.

### THE VILLA

#### In figures:

Plot: 1,047m<sup>2</sup>  
Built area: 380m<sup>2</sup>  
Terrace area: 239m<sup>2</sup>  
Covered terraces: 108m<sup>2</sup>  
Open terraces: 131m<sup>2</sup>  
Swimming pool: 24m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
Guest toilet

2 floors + roof terrace

## General:

**Situated on a sloping plot, in an elevated position,** the design makes optimum use of the height differences.

The garden is neatly landscaped with lush Mediterranean plants.

Built-in **infinity pool** with adjacent wooden sun terrace.

**Multiple terraces, one with the pool that seems to float above the hillside, creating a sense of luxury and exclusivity.**

The use of overhanging roofs and sheltered outdoor spaces adds functionality, with shady areas for relaxation.

**South facing.**

**Panoramic views of the surrounding countryside and the sea.**

## Description:

**This villa has a modern, minimalist architecture, designed with clean lines and a geometric shape.**

Built with high-quality materials and a refined finish.

**The interior exudes a serene atmosphere thanks to the abundant natural light and the soft color palette.**

Large, floor-to-ceiling sliding windows provide breathtaking views of the sea, the surrounding landscape.

**Open plan layout.**

A luxurious and bright living room with modern, minimalist decor.

Stylish, fully equipped white kitchen with high-quality appliances and an inviting sitting island.

Adjoining a utility room/laundry room.

Integrated dining area with a double-height, illuminated ceiling.

The staircase with floating design adds an architectural accent to the living space.

4 bedrooms, 4 bathrooms and separate toilet.

A multifunctional space is furnished with a home cinema and play area.

The cast floor gives a sleek, modern finish with a smooth and seamless appearance.

Storage room.

Technical room.

Carport for 2 cars.

Other features:

**Private elevator.**

Air conditioning.

Central heating.

Fitted wardrobes.

Glass balustrades.

LED lighting inside and outside.



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