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Marbella Real Estate

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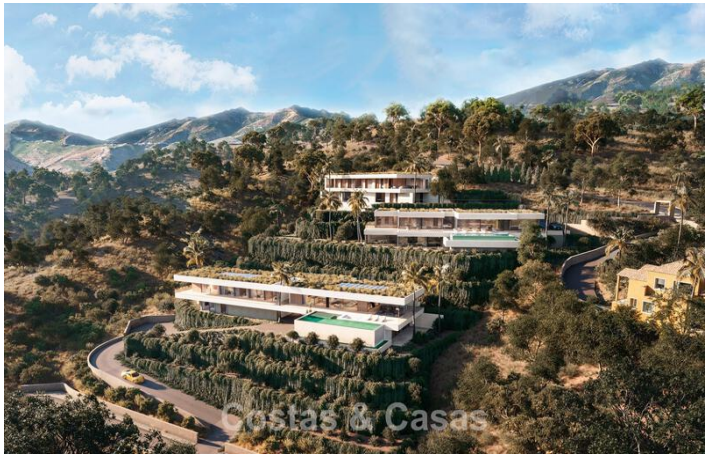



Leading designer villa for sale, surrounded by lush greenery, in a prestigious gated community in Benahavis - Marbella

Marbella Area

House | Plot 2802 m² | Built 1443 m² | Terrace 565 m² | 6 | 6 | Ref. 172200-P

4.975.000 €

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 from part of any contract. The price does not included purchase costs.

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Innovative luxury villa with phenomenal views for sale in Benahavis - Marbella

HIGHLIGHTS

- Elevated position within a 24/7 secured community.
- Panoramic views.
- Sustainable construction concept.
- Absolute tranquility, luxury and privacy.
- Energy certificate A.

THE LOCATION

Nestled in a quiet, green area within a prestigious and secured residence in the hills of Benahavis.
Secured residential area with 24-hour security.
A 15-minute drive from the beach and all necessary amenities.
The vibrant centre of Marbella and Puerto Banus are also a 15-minute drive away.
Several golf courses can be reached within just a 10-minute drive.

THE VILLA

In figures:

Plot: 2,802m²
Total built area: 1,443m²
Living area: 878m²
Terrace area: 565m²
Covered terraces: 348m²
Open terraces: 216m²
Bedrooms: 6
Bathrooms: 6
Guest toilets: 3
Swimming pool: 78m²
2 living levels

General:

A vast, elevated plot, integrated into the green surroundings.
Well-kept exterior consisting of different levels, embellished with lawn and flower beds.
Heated infinity pool surrounded by a sun terrace.
Outdoor kitchen with barbecue, ‘al fresco dining’ area and sitting area.
Various sunny and shady terraces invite you to enjoy the pleasant Mediterranean climate.
Phenomenal, panoramic views over the lush valley towards the Mediterranean Sea.

Description:

Brand new luxury villa with an architectural, cutting-edge architecture.
Designed with sustainability and harmony with nature in mind.
Floor-to-ceiling windows fill the open-plan interiors with natural light while offering **panoramic views of the sea and mountain landscape**.
The design features a **minimalist sliding window system** with thermal break, maximizing natural light and minimizing exposed aluminum.
In addition to the **recessed large windows**, the **open-plan layouts** seamlessly blend the outdoors with the elegant interior.
Custom-made open-plan designer kitchen, equipped with quality appliances and a large central seating island.
Integrated dining area.
A total of 6 bedrooms, each with its own bathroom and 3 separate toilets.
On the lower floor there is a **separate guest or staff quarters** with its own kitchenette and living space.
Home cinema.
Office space.
Recreational area with a bar and chill-out area.
Fully equipped gym with adjoining sauna and hammam.
Wine cellar.
Laundry room.
Storage room.
Technical room.
Indoor garage for 2 cars.
Additional parking on site.

Other features:
Energy certificate A.
Lift to all floors.
Fireplace.
The **green roof** enhances the integration of the villa into the natural environment, increases energy efficiency, improves insulation and supports local biodiversity.
The use of **BMINUS skirting** boards provides an aesthetic appearance. They are seamlessly integrated into the wall, offer protection and create a sleek, spatial finish.
ECLISSE doors feature concealed frames that disappear completely into the wall, creating a refined finish.
Solar panels and batteries increase energy efficiency and sustainability.
Custom built-in wardrobes.
LED lighting.
Glass balustrades around the terraces.
Outdoor shower.
Alarm system with CCTV cameras.

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