



### Innovative off-plan villa with panoramic views for sale in a gated resort in Marbella - Benahavis

Marbella Area

🏠 House 📏 Plot 2645 m<sup>2</sup> 🏠 Built 496 m<sup>2</sup> 🏠 Terrace 395 m<sup>2</sup> 🛏 5 📶 5 # Ref. 179005-P

🏠 4.400.000 €

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## Exclusive luxury villa with sustainable design for sale in Marbella - Benahavis

### HIGHLIGHTS

- High-level location in a 24/7 secured community.
- Innovative design that blends in with the green surroundings.
- Environmentally conscious design.
- Panoramic views of the green valley.
- Absolute peace and privacy.

### THE LOCATION

Situated in a peaceful, green oasis within an exclusive, 24/7 guarded community in the hills of Benahavis.

The urbanization offers 24/7 security, which provides a feeling of ultimate peace and security.

The beach and all essential amenities are just a 15-minute drive away, while the vibrant center of Marbella and the glamour of Puerto Banús are within a quarter of an hour.

For golf enthusiasts, several prestigious golf courses are within a 10-minute drive.

### THE VILLA

#### In figures:

Plot/garden: 2,645m<sup>2</sup>

Built area: 496m<sup>2</sup>

Terrace area: 395m<sup>2</sup>

Bedrooms: 5

Bathrooms: 5

Guest toilet

2 floors

#### General:

**On a vast, elevated plot, nestled in the green surroundings.**

The garden is seamlessly integrated into the surrounding mountain landscape, with a strong emphasis on natural harmony and privacy.

An **infinity pool** with an adjacent extensive sun terrace and a sunken lounge.

Facing west.

**Stunning, panoramic views over the lush valley.**

## **Description:**

**A state-of-the-art luxury villa, equipped with the latest technological innovations.**

**The iconic boomerang-shaped design seamlessly adapts to the mountainous terrain and follows the natural lines of the landscape.**

**Thanks to the floor-to-ceiling windows with minimalist finishes, the interior flows seamlessly into the outside environment.**

Open plan living space with a living and dining area.

The kitchen is connected to the living space and features a central cooking island and high-quality appliances.

Integrated dining area.

**5 bedrooms, 5 bathrooms and separate toilet.**

**Fitness room with adjoining sauna.**

Laundry room.

Technical room.

Carport for 2 cars.

Other features:

Air conditioning for cooling and heating.

Custom built-in wardrobes.

**Sustainable architecture, including green roofs and optional solar energy.**

LED lighting.

*Start of construction: Q4 2025*

*Expected completion Q1 2027*