Costas & Casas
Marbella Real Estate

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Off-plan new-build villa with cutting-edge architecture for sale in the hills of Marbella - Benahavis

Marbella Area

House | Plot 2799 m² | Built 304 m² | Terrace 163 m² | 4 to 5 | 4 | Ref. 188700

2.395.000 €

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Innovative luxury villa for sale in Marbella - Benahavis

HIGHLIGHTS

- Elevated position in a green, gated community with 24/7 security.
- Sustainable building concept.
- 4+1 bedrooms, 4 bathrooms.
- Expansive roof terrace.
- Completion in 10-12 months after reservation, thanks to off-site construction.
- EPC A.

THE LOCATION

Located in a secure urbanization with 24/7 security, in one of the most exclusive areas of Benahavís. This enchanting enclave combines unspoiled nature, sun-drenched hills, and panoramic views.

Several top-class golf courses are a short drive away, including the renowned Marbella Club Golf Resort and Los Flamingos Golf.

Daily amenities, such as supermarkets and shops, are approximately a 15-minute drive away.

In addition, the sandy beaches of the New Golden Mile, with their charming beach clubs and fine restaurants, are easily accessible within fifteen minutes.

This unique location offers the best of both worlds: complete tranquility and nature, combined with a quick connection to the vibrant life of Marbella, Puerto Banús, and Estepona.

THE VILLA

In figures:

Plot: 2,799m²
Built area: 467m²
Built interior: 304m²
Built terraces: 163m²
Bedrooms: 4+1
Bathrooms: 4
2 floors + solarium

General:

Spacious, mature plot in an **elevated position**.
Supported by robust pillars, the villa gives the impression of floating above the ground, thus radiating lightness and spaciousness.
The **infinity pool is an integral part of the design**, with a raised edge that blends almost seamlessly into the landscape.
The spacious sun terrace is furnished with lounge chairs, perfect for relaxing and enjoying the surroundings.
The roof terrace is surrounded by glass balustrades, providing additional space for relaxation.
Breathtaking views over the rolling hills and an idyllic lake.

Description:

The second villa in an exclusive collection of contemporary villas.
With a sleek and minimalist design, this luxurious villa integrates perfectly into its natural surroundings.
Featuring a careful selection of top-quality materials and a high-quality finish.
The **floor-to-ceiling windows on the entire garden side**, combined with glass balustrades, offer maximum views of the surrounding nature and create a seamless transition between indoor and outdoor living.
Stylish furnishings with an eye for detail.
Open-plan living space.
High-quality open-plan kitchen with a central island and adjoining dining table.
4 bedrooms, 4 bathrooms.
A **multifunctional room** can serve as a home office or a **fifth bedroom**, depending on your preference.
High-quality porcelain tile floors. Separate laundry room.
Utility room.
Storage room.
Garage for one car.
Additional carport.

Other features:
Energy certificate A.
Climate control via a direct expansion system in the suspended ceiling.
Underfloor heating.
Aerothermic system for hot water.
Glass balustrades around the terraces.
Miele appliances or similar.
Custom-made built-in wardrobes.
Indoor and outdoor LED lighting.
Home automation system.
Telecom system.
Electric blinds.
Automatic irrigation system.

Optional: heat pump for the pool.

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