



**State-of-the-art luxury villa for sale in the tranquil hills of Marbella - Benahavís with views over the green valley and the sea**  
Marbella Area

🏠 House 📏 Plot 4667 m<sup>2</sup> 🏠 Built 1277 m<sup>2</sup> 📏 - 🚗 5 🚗 5 # Ref. 210999

🏠 6.695.000 €

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## Sophisticated luxury villa with sustainable design for sale in Marbella - Benahavís

### Highlights

- Elevated position within a green gated community with 24-hour security service.
- Panoramic mountain and sea views.
- Environmentally conscious design.
- Complete peace and privacy.

### THE LOCATION

Situated in a prestigious **gated residential community with permanent 24/7 security** in the municipality of Benahavís.

The urbanisation guarantees optimal privacy and tranquillity, surrounded by beautiful green landscapes that create a calm and relaxing atmosphere.

Just a few minutes' drive away are two renowned golf clubs offering excellent facilities.

Large shopping centres and supermarkets can easily be reached within approximately 15 minutes by car.

In addition, the stunning beaches of the New Golden Mile, between Marbella and Estepona, are only a 15-minute drive away.

### THE VILLA

#### In figures:

Plot: 4,667 m<sup>2</sup>

Built area: 1,277 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 5 + 1

#### General:

**Spacious plot set in an elevated position, surrounded by nature.**

The outdoor area features impressive partly covered terraces, ideal for Mediterranean outdoor living.

**The infinity pool forms the visual centrepiece of the garden and blends seamlessly into the horizon.**

The villa enjoys a perfect **south-facing orientation.**

**The views are spectacular, offering wide panoramic vistas over the Mediterranean Sea and the surrounding mountains.**

#### Description:

**This impressive new-build villa is characterised by ultra-contemporary architecture and is currently in the design phase.**

The interior has been designed to the highest standards, with a focus on minimalist aesthetics and an abundance of natural light.

The generous living area includes an **impressive lounge with double-height ceilings and an airy open-plan layout.**

The open-plan designer kitchen is fully fitted with premium integrated appliances and connects seamlessly to the dining area.

**The villa offers 5 spacious bedrooms, each with a luxurious en-suite bathroom, complemented by a separate guest cloakroom.**

Exclusive large-format tiled flooring runs throughout the property, enhancing its modern appearance.

Additional features:

Air conditioning for both cooling and heating.

Contemporary double-sided fireplace.

Fitted wardrobes.

Double glazing.

Glass balustrades.

LED lighting indoors and outdoors.

Off-plan. Construction is expected to be completed within 30 months.

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