



## Contemporary luxury villa with panoramic views for sale in the hills of Marbella - Benahavís

Marbella Area

🏠 House 📏 Plot 323 m<sup>2</sup> 🏠 Built 407 m<sup>2</sup> 🏠 Terrace 246 m<sup>2</sup> 🛏 5 🗺 4 # Ref. 211211

🏠 2.490.000 €

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## Innovative designer villa with sea views for sale in Marbella - Benahavís

### HIGHLIGHTS

- Spectacular views over the golf valley, mountain landscape and the sea.
- Heated private swimming pool and private mini golf course.
- Self-contained guest apartment with kitchenette.
- Fully furnished and move-in ready.

### LOCATION AND DEVELOPMENT

Situated in an exclusive boutique urbanisation comprising just 13 villas, nestled in the foothills near the village of Benahavís.

A large supermarket is approximately a 3-minute drive away, while the centre of Benahavís village, renowned for its wide selection of restaurants, can be reached within 5 minutes by car.

At least four well-known golf courses, including Atalaya, El Paraíso and Los Arqueros, are located nearby and can all be reached within a 5-minute drive.

The beaches and Puerto Banús are approximately 12 minutes away by car.

Both Marbella town centre and Estepona are around a 20-minute drive away. The international airports of Málaga and Gibraltar can each be reached in under an hour.

### THE VILLA

#### In figures:

Plot: 323m<sup>2</sup>

Built area: 407m<sup>2</sup>

Terrace area: 246m<sup>2</sup>

Bedrooms: 5

Bathrooms: 4 + 2

#### General:

**Immaculately maintained and fully enclosed plot with a privileged elevated position.**

Several sunny and shaded terraces, including an expansive terrace with a fully equipped **outdoor kitchen and barbecue area**, as well as other inviting corners designed for complete relaxation.

The garden features a unique **private mini golf course**.

**Large infinity swimming pool fitted with a heating system and pool cover.**

Adjacent **sunken lounge area with fire pit**.

South-east orientation ensuring sunshine from the morning onwards.

**Breathtaking, uninterrupted panoramic views across the golf valley, mountain scenery and towards the Mediterranean Sea.**

## **Description:**

**High-end villa with luxurious contemporary architecture combining clean lines with natural materials such as stone and wood.**

Designed and finished to an exceptionally high standard.

Built exclusively with premium-quality, durable materials featuring refined textures and a luxurious appearance.

The interior showcases a **minimalist design with a soft neutral colour palette.**

**Floor-to-ceiling sliding windows with recessed frames create a seamless indoor-outdoor** connection while allowing abundant natural light to flood the interior, enhancing the bright and open atmosphere.

**Bright open-plan living area** with TV lounge and integrated dining space.

**Contemporary bespoke kitchen** equipped with high-quality appliances and a breakfast island.

**5 bedrooms, 4 of which feature en-suite bathrooms.**

2 separate guest toilets.

**On the lower level there is a self-contained guest apartment with its own kitchenette, living area, bedroom and bathroom.**

Multiple storage rooms.

Carport on the private plot.

Additional features:

Air conditioning for cooling and heating.

Built-in bespoke wardrobes.

Double glazing.

Glass balustrades.

LED lighting throughout the interior and exterior.

Outdoor shower.

Alarm system with security cameras.

Fully furnished.



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