

**Detached Villa for sale in Benahavís, Benahavís****6,300,000 €**Reference: R4949209   Bedrooms: 4   Bathrooms: 6   Plot Size: 1,668m<sup>2</sup>   Build Size: 550m<sup>2</sup>   Terrace: 220m<sup>2</sup>



## Costa del Sol, Benahavís

New off plan villa project in the quietest zone of the fabulous Marbella Club Golf Resort, within walking distance to the equestrian centre, the golf practice range and the Club House. This complex is very secure, fully gated, equipped with CCTV and 24 hours security guards. It includes Concierge service, private golf club, a superb equestrian center and a well looked after urbanisation with very low construction density. Nature is a priority. Driving times to some landmarks: - Costalita Beach, 12 minutes - Centre of San Pedro, 15 minutes - Guadalmina Commercial Centre, 13 minutes - Atalaya International College, 10 minutes - San Jose School, 12 minutes - Puerto Banus, 20 minutes - Benahavis pueblo: 11 minutes - Estepona pueblo: 20 minutes The plot's location is very peaceful, with no road noise at all, and is in a high position that grants both proximity and views to the forest, the sea and the golf course. This villa will be built in a mix of styles, Andalucian and contemporary, providing the best adaptation to the local climatology and tradition, plus all the light and facilities that open spaces bring. It will be a house integrated in the forest but with panoramic views and lots of daylight. Of course, all modern facilities will come included such as top quality windows and doors, underfloor heating, superb air conditioning, fire place, walk in wine cellar, heated pool, barbecue area, solar panels, domotics, water filtering system, lift pre-instalation, etc. The house will be constructed in two floors with 550 m<sup>2</sup> plus about 220 m<sup>2</sup> outdoor living areas and a pool size of 80 m<sup>2</sup>!!!. The first floor is the entrance level and it will have a spacious entrance hall with an amazing view to the sea and the forest. Guest toilet and elevator are located here. In this floor there are 3 bedrooms all with en-suite bathrooms and the master bedroom also enjoys an enviable dressing room. The Ground Floor has another double bedroom with en-suite bathroom, and a large open plan area for the lounge, sitting area, dining room and kitchen. These all have access to the terrace and pool and wonderful views.



## Features:

| Features                                | Orientation      | Climate Control  |
|---|------------------|------------------|
| Covered Terrace                         | South            | Air Conditioning |
| Lift                                    | South East       | Cold A/C         |
| Private Terrace                         | South West       | Hot A/C          |
| Storage Room                            |                  | Fireplace        |
| Ensuite Bathroom                        |                  | U/F Heating      |
| Double Glazing                          |                  | U/F/H Bathrooms  |
| 24 Hour Reception                       |                  |                  |
| Fitted Wardrobes                        |                  |                  |
| Solarium                                |                  |                  |
| WiFi                                    |                  |                  |
| Utility Room                            |                  |                  |
| Bar                                     |                  |                  |
| Barbeque                                |                  |                  |
| Domotics                                |                  |                  |
| Restaurant On Site                      |                  |                  |
| Day Care                                |                  |                  |
| Stables                                 |                  |                  |
| Basement                                |                  |                  |
| Fiber Optic                             |                  |                  |
| Access for people with reduced mobility |                  |                  |
| Views                                   | Setting          | Condition        |
| Sea                                     | Close To Golf    | Good             |
| Mountain                                | Urbanisation     | Excellent        |
| Panoramic                               | Close To Town    | New Construction |
| Country                                 | Close To Schools |                  |
| Garden                                  | Suburban         |                  |
| Pool                                    | Country          |                  |
| Golf                                    | Close To Forest  |                  |
| Courtyard                               |                  |                  |
| Forest                                  |                  |                  |
| Pool                                    | <b>Furniture</b> | <b>Kitchen</b>   |
| Heated                                  | Fully Furnished  | Fully Fitted     |
| Private                                 | Optional         |                  |
| Garden                                  | <b>Security</b>  | <b>Parking</b>   |
| Private                                 | Gated Complex    | Private          |
| Landscaped                              | 24 Hour Security | Covered          |
| Easy Maintenance                        | Alarm System     | More Than One    |
|   | Entry Phone      |                  |
| Utilities                               | Category         |                  |
| Electricity                             | Holiday Homes    |                  |
| Drinkable Water                         | Investment       |                  |
| Telephone                               | Golf             |                  |
| Photovoltaic solar panels               | Luxury           |                  |



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Solar water heating

Off Plan

Contemporary