## Sales - House - Benahavís 6.300.000€











Ref.-ID: R4949209

Community: 3,600 EUR / year

Benahavís

IBI: 2,800 EUR / year



4



6



550 m2

House



1668 m2

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, barbeque area, solar pannels, domotics, water filtering system, lift pre-instalation, etc. The house will be constructed in two floors with 550 m2 plus about 220 m2 outdoor living areas and a pool size of 80 m2!!!. The first floor is the entrance level and it will have a spaceful 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

## Condition Setting Orientation Pool ✓ Suburban Private South East Excellent ✓ Heated Country ✓ South **✓** Good Close To Golf South West ✓ New Construction Close To Town Close To Schools Close To Forest Urbanisation Furniture Kitchen Garden **Features** Covered Terrace Fully Furnished ✓ Fully Fitted Private Optional Landscaped ✓ Lift Fitted Wardrobes Easy Maintenance ✓ Private Terrace Solarium ✓ WiFi ✓ Storage Room ✓ Utility Room Ensuite Bathroom Access for people with reduced mobility **✓** Bar **M** Barbeque ✓ Double Glazing Domotics 24 Hour Reception Restaurant On Site ✓ Day Care Stables Basement Fiber Optic Utilities Category Electricity Golf Holiday Homes ✓ Drinkable Water Telephone **✓** Investment Luxury Photovoltaic solar panels ✓ Off Plan Solar water heating Contemporary

Climate Control

✓ Hot A/C

Cold A/C
Fireplace

Security

✓ U/F Heating

✓ U/F/H Bathrooms

✓ Gated Complex

Entry Phone

✓ Alarm System

24 Hour Security

Air Conditioning

Views

**✓** Sea

**✓** Golf

✓ Pool

Parking

Covered

More Than One

Private

EV charge point

Mountain

Country

Panoramic
Garden

Courtyard
Forest