

## Sales - House - Benahavís

**7.300.000€**

**Benahavís**

**House**

**Community: 3,600 EUR / year**

**IBI: 2,000 EUR / year**



**4**



**6**



**610 m2**



**1500 m2**

Off-plan luxury villa for sale within the Marbella Club Golf Resort, in a very quiet area surrounded by forest. Marbella Club Golf Resort is a fully gated luxury residential complex with 24/7 security and concierge service. It includes a fabulous golf course, horse riding facilities, and a Club House Restaurant. The building density is very low, prioritizing the natural surroundings, privacy, and security. This villa will be nestled on a plot surrounded by forest, with an elongated, south-facing shape, allowing for the most spectacular views and sunlight. The house will have a total of 733 m2 of usable area, of which 387 m2 will be interior, 124 m2 will be covered terraces, 100 m2 will be open terraces, and the remainder will comprise the 66 m2 pool plus parking. While the house will be equipped with the latest technologies, it will maintain a contemporary Andalusian style. Two construction options are available: one is the traditional concrete and brick structure, and the other is a galvanized steel structure with cement-based panels and insulation technologies. The main differences will be the construction time and comfort achieved.

**Setting**

- ✓ Frontline Golf
- ✓ Suburban
- ✓ Country
- ✓ Village
- ✓ Mountain Pueblo
- ✓ Close To Golf
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Photovoltaic solar panels
- ✓ Solar water heating

**Orientation**

- ✓ South
- ✓ South West

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Pool
- ✓ Forest

**Garden**

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Category**

- ✓ Golf
- ✓ Investment
- ✓ Luxury
- ✓ Off Plan
- ✓ Contemporary

**Condition**

- ✓ Excellent
- ✓ New Construction

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Bar
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Domotics
- ✓ 24 Hour Reception
- ✓ Restaurant On Site
- ✓ Day Care
- ✓ Stables
- ✓ Near Church
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

**Pool**

- ✓ Private
- ✓ Heated

**Furniture**

- ✓ Fully Furnished
- ✓ Optional

**Parking**

- ✓ Garage
- ✓ Covered
- ✓ Open
- ✓ More Than One
- ✓ Private
- ✓ EV charge point





























ALZADO SUR



ALZADO NORTE



SECTION 01

Architectural section drawing of a house, labeled "SECTION 01". The drawing shows a cross-section of the building with various rooms and their elevations. The rooms include a MASTER BEDROOM, BEDROOM, BATH 1, BATH 2, LIVING, and GUEST BEDROOM. The elevations are marked with numbers: 142.70, 143.95, 144.95, 145.95, 146.95, and 148.95. The drawing also shows a small structure on the left and a large tree on the right.





