

## Sales - House - Benahavís

**8.900.000€**

**Benahavís**

**House**



**6**



**7**



**1280 m2**



**5260 m2**

Exquisite Six-Bedroom Villa Project in Marbella Club Golf Resort with panoramic breathtaking Sea views. This exceptional brand-new luxury villa project is located in the prestigious Marbella Club Golf Resort in Benahavís, Málaga. Boasting a privileged mountainside location, the property offers breathtaking panoramic views of the mountains, golf course, and surrounding landscapes. With a generous built area of 1,200 m<sup>2</sup> set on a spacious private plot of 5,260 m<sup>2</sup>, this residence is designed for those seeking maximum comfort, privacy, and modern sophistication. The villa features six spacious bedrooms, each with its own en-suite bathroom, as well as a guest toilet, ensuring comfortable accommodation for family and guests. The interiors are meticulously appointed with high-end finishes, including porcelain flooring, fitted wardrobes, and glass doors, while the fully equipped kitchen and separate utility kitchen provide versatile culinary spaces. The living and dining areas open onto both covered and uncovered terraces, seamlessly integrating indoor and outdoor spaces. The property is fully accessible via elevator and is equipped with home automation technology, underfloor heating throughout, individual air conditioning units, and aerothermal systems for year-round comfort. Entertainment and well-being are at the heart of this villa, which boasts a private heated pool, gym, cinema room, wine cellar, and Dolby Stereo Surround system. The basement, storage room, utility room, and laundry offer practical solutions for everyday living, while the private garage and gated community with 24-hour security, surveillance cameras, and video intercom ensure peace of mind. The villa is also pet-friendly and accessible for people with reduced mobility, catering to diverse lifestyle needs. Residents benefit from proximity to a wide range of amenities, including shops, schools, playgrounds, the beach, the marina, and the vibrant town center. The property is ideally situated for golf enthusiasts, being within a renowned golf resort and close to additional courses. With features such as solar panels, automatic irrigation, water tank, electric blinds, satellite TV, fiber optic internet, and a comprehensive alarm system, this villa exemplifies contemporary luxury in one of the most sought-after locations on the Costa del Sol.

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Private

**Category**

- ✓ Golf
- ✓ Investment
- ✓ Luxury
- ✓ Contemporary

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Gym
- ✓ Sauna
- ✓ Games Room
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Wood Flooring
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Domotics
- ✓ Staff Accommodation
- ✓ Basement
- ✓ Fiber Optic

**Security**

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

**Pool**

- ✓ Private
- ✓ Indoor
- ✓ Heated

**Furniture**

- ✓ Not Furnished

**Parking**

- ✓ Garage
- ✓ More Than One
- ✓ Private

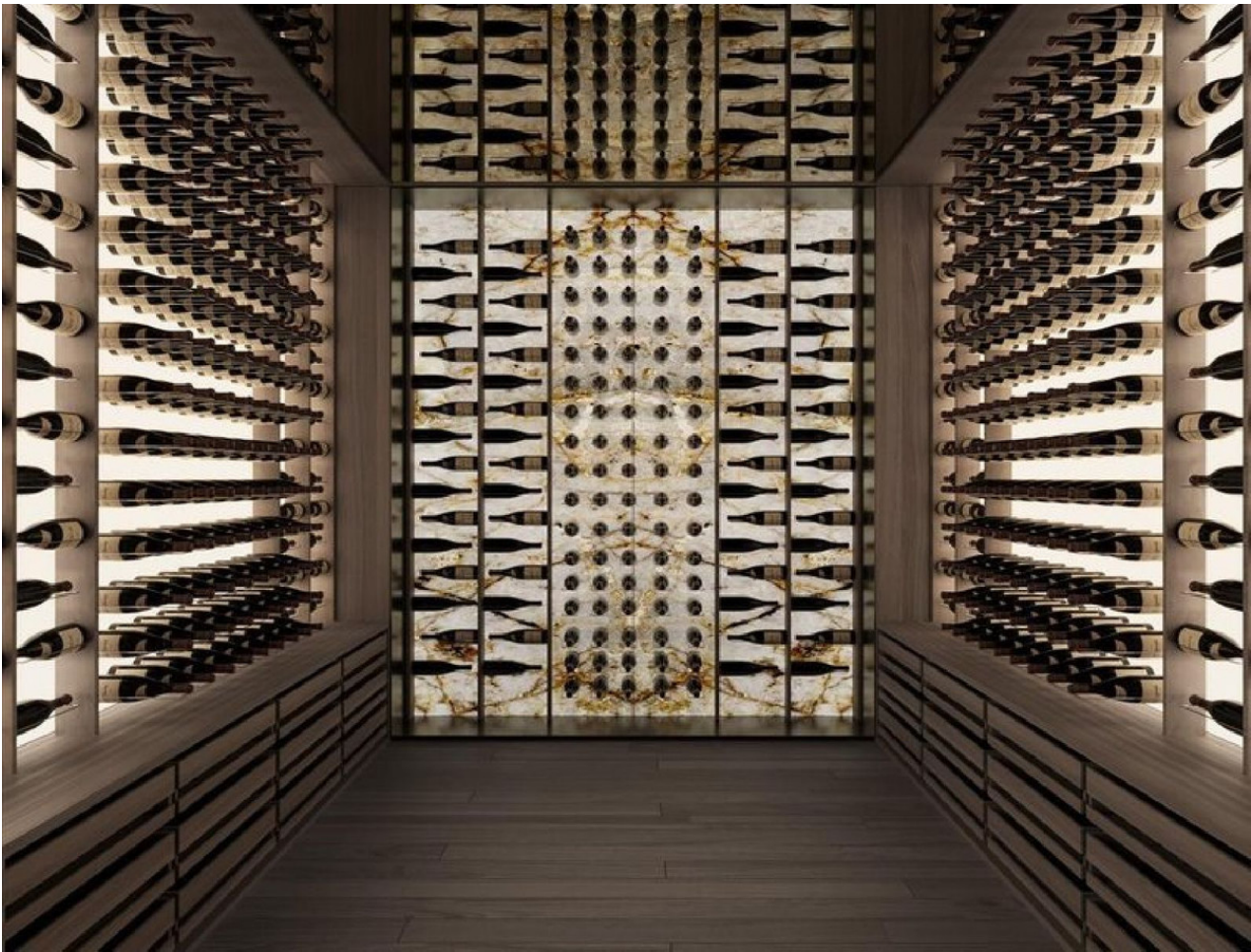






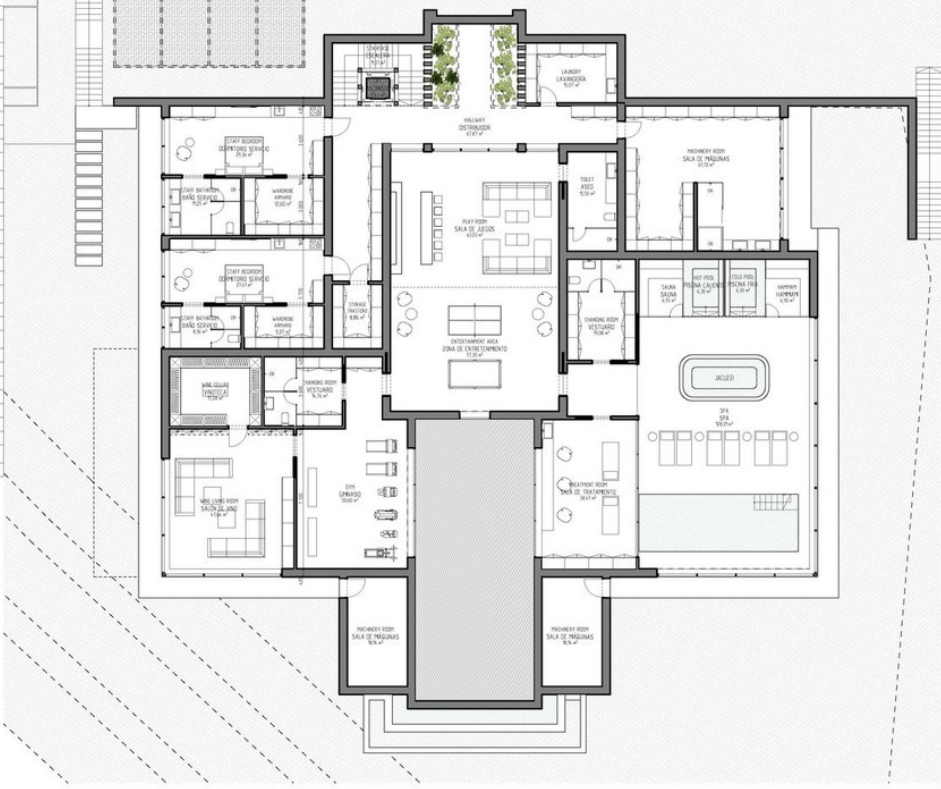




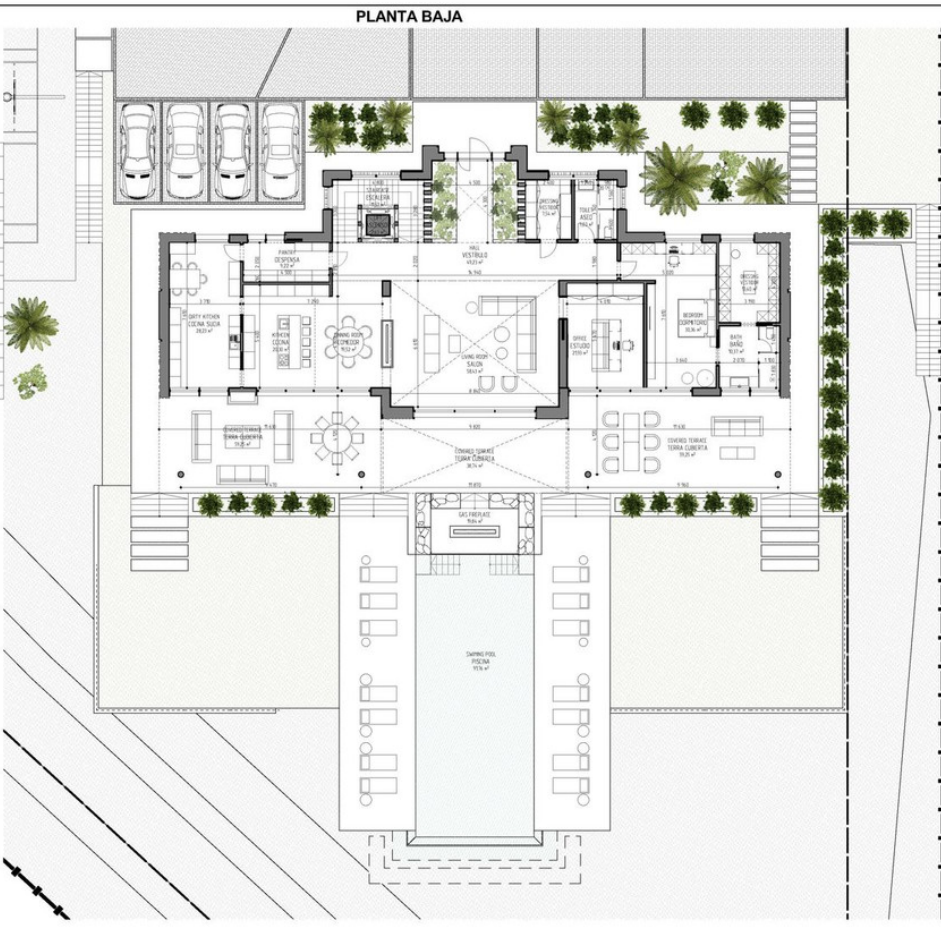




PLANTA SOTANO		
Fields		S / m2
AR_1_VMG		
ARMARIO	WARDROBE	9.37
ARMARIO	WARDROBE	12.60
ASCENSOR	LIFT	2.63
ASEO	TOILET	13.70
BAÑO SERVICIO	STAFF BATHROOM	8.36
BAÑO SERVICIO	STAFF BATHROOM	11.25
DISTRIBUIDOR	HALLWAY	67.87
DORMITORIO	STAFF BEDROOM	22.41
SERVICIO	STAFF BEDROOM	29.36
DORMITORIO	STAFF BEDROOM	11.57
ESCALERA	STAIRCASE	11.57
GINASIO	GYM	50.00
HAMMAM	HAMMAM	6.90
LAUNDERIA	LAUNDRY	15.07
PISCINA CALIENTE	HOT POOL	6.30
PISCINA FRIA	COLD POOL	6.30
SALA DE JUEGOS	PLAY ROOM	63.03
SALA DE MAQUINAS	MACHINERY ROOM	18.14
SALA DE MAQUINAS	MACHINERY ROOM	18.14
SALA DE MAQUINAS	MACHINERY ROOM	61.72
SALA DE TRATAMIENTO	TREATMENT ROOM	38.47
SALON DE VINO	WINE CELLAR	47.64
SALINA	SALINA	6.93
SPA	SPA	128.21
TRASTERO	STORAGE	8.86
VESTUARIO	CHANGING ROOM	14.76
VESTUARIO	CHANGING ROOM	19.08
VINOTECA	WINE CELLAR	17.28
ZONA DE ENTRETENIMIENTO	AREA	57.30
		<b>778.85 m²</b>



PLANTA BAJA		
Fields		S / m2
AR_1_VMG		
ASCENSOR	LIFT	2.63
ASEO	TOILET	7.03
BAÑO	BATH	10.37
COCHINA	KITCHEN	20.30
COCHINA SUCIA	DIRTY KITCHEN	28.23
COMEDOR	DINING ROOM	19.52
DESPENSA	PANTRY	9.22
DORMITORIO	BEDROOM	30.36
ESCALERA	STAIRCASE	11.57
ESTUDIO	OFFICE	21.93
SALON	LIVING ROOM	58.43
VESTIBULO	HALL	49.23
VESTIDOR	DRESSING	7.54
VESTIDOR	DRESSING	13.40
		<b>289.76 m²</b>



PLANTA PRIMERA



PLANTA PRIMERA		
Fields		S / m2
AR_1_VMG		
ASCENSOR	LIFT	2.63
BAÑO PPAL-1	MASTER BATH-1	25.34
BAÑO PPAL-2	MASTER BATH-2	25.49
DISTRIBUIDOR	HALLWAY	22.47
DORMITORIO PPAL-1	MASTER BEDROOM-1	34.52
DORMITORIO PPAL-2	MASTER BEDROOM-2	34.43
ESCALERA	STAIRCASE	11.64
SALA DE TRATAMIENTO	TREATMENT ROOM	15.07
VESTIDOR PPAL-1	MASTER DRESSING-1	18.44
VESTIDOR PPAL-2	MASTER DRESSING-2	22.57
		<b>212.60 m<sup>2</sup></b>

