

Ref.-ID: MIBGR5192017

Benahavís

Plot



5



7



775 m2



2035 m2

Discover the epitome of luxury living with this stunning turnkey villa project in the exclusive area of Montemayor. Spanning 775 m<sup>2</sup> of constructed space and 658 m<sup>2</sup> of usable area, this villa is designed to meet all your desires for a dream home. Construction is ready to start with an approved license, ensuring a smooth and hassle-free process. Completion is expected for summer 2026. The project is designed with five spacious bedrooms and seven opulent bathrooms across three meticulously planned levels. Quality is paramount, with high-grade materials used throughout the property. This exquisite villa offers an array of high-end amenities, including a full gym, private cinema, game room, wine cellar, elevator, and sauna. Every detail has been thought of to provide you with the ultimate luxury living experience. Situated on a generous 2,035 m<sup>2</sup> plot, the villa is south-facing, ensuring abundant natural light throughout the day. The property also includes built-in wardrobes, a storage room, and a secure garage space. Additionally, it features a state-of-the-art heating and cooling system for year-round comfort. Take advantage of this rare opportunity to own a piece of paradise in Montemayor. Act now, and customize this incredible villa to your exact specifications, and enjoy a lifestyle beyond compare. This is more than just a home; it's a sanctuary of luxury and comfort waiting for you.

#### Setting

- ✓ Country
- ✓ Close To Golf
- ✓ Close To Forest

#### Climate Control

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

#### Kitchen

- ✓ Fully Fitted

#### Category

- ✓ Investment
- ✓ Luxury
- ✓ Off Plan
- ✓ Resale
- ✓ With Planning Permission
- ✓ Contemporary

#### Orientation

- ✓ South

#### Views

- ✓ Sea
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Forest

#### Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

#### Condition

- ✓ Excellent
- ✓ New Construction

#### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Sauna
- ✓ Games Room
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Basement

#### Parking

- ✓ Garage
- ✓ More Than One
- ✓ Private

#### Pool

- ✓ Private

#### Furniture

- ✓ Not Furnished

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

















#### BUILT AREA TOWN HALL

Level 0	164,36 m <sup>2</sup>
Level -1	147,53 m <sup>2</sup>
Level -2	0,00 m <sup>2</sup>

TOTAL 312,29 m<sup>2</sup>

BUILT AREA ALLOWED	312,82 m <sup>2</sup>
PLOT AREA	2.035,85 m <sup>2</sup>

REAL BUILT AREA	Sup. Interior 100%	Sup. Interior 0%	Porches 50%	Pergolas 0%	TOTAL
Level 0	160,18 m <sup>2</sup>	0,00 m <sup>2</sup>	8,36 m <sup>2</sup>	97,96 m <sup>2</sup>	266,60 m <sup>2</sup>
Level -1	123,13 m <sup>2</sup>	42,27 m <sup>2</sup>	45,56 m <sup>2</sup>	12,90 m <sup>2</sup>	223,86 m <sup>2</sup>
Level -2	0,00 m <sup>2</sup>	283,66 m <sup>2</sup>	0,00 m <sup>2</sup>	0,00 m <sup>2</sup>	283,66 m <sup>2</sup>
TOTAL	283,33 m <sup>2</sup>	325,93 m <sup>2</sup>	53,92 m <sup>2</sup>	109,96 m <sup>2</sup>	773,14 m <sup>2</sup>





