



**Продажа - Дом - Benahavís**  
**3.900.000€**

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775 m<sup>2</sup>2035 m<sup>2</sup>

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.

**Расположение**

- ✓ Загородный
- ✓ Рядом с гольф-полем
- ✓ Рядом с лесом

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

**Кухня**

- ✓ Полностью оборудованная

**Категория**

- ✓ Инвестиции
- ✓ Элитная
- ✓ Строительство не завершено
- ✓ Перепродажа
- ✓ С разрешением на строительство
- ✓ Современного

**ОРИЕНТАЦИЯ**

- ✓ Юг

**ВИД**

- ✓ Море
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Лес

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация

**Состояние**

- ✓ Отличное
- ✓ Новое строительство

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Игровая комната
- ✓ Апартаменты для гостей
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Подвал

**Парковка**

- ✓ Гараж
- ✓ Более чем один
- ✓ Приватная

**бассейн**

- ✓ Приватный

**Мебель**

- ✓ Без мебели

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон









**BUILT AREA TOWN HALL**

Level 0	164,36 m <sup>2</sup>
Level -1	147,52 m <sup>2</sup>
Level -2	0,00 m <sup>2</sup>
<b>TOTAL</b>	<b>312,29 m<sup>2</sup></b>
<b>BUILT AREA ALLOWED</b>	<b>312,82 m<sup>2</sup></b>
<b>PLOT AREA</b>	<b>2.035,85 m<sup>2</sup></b>

  

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>	97,06 m <sup>2</sup>	265,60 m <sup>2</sup>
Level -1	125,15 m <sup>2</sup>	42,27 m <sup>2</sup>	45,56 m <sup>2</sup>	32,00 m <sup>2</sup>	245,98 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>
<b>TOTAL</b>	<b>285,33 m<sup>2</sup></b>	<b>325,93 m<sup>2</sup></b>	<b>53,92 m<sup>2</sup></b>	<b>109,96 m<sup>2</sup></b>	<b>775,14 m<sup>2</sup></b>





