BENAHAVÍS

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
4	6	470	220	1 500

VILLA W BENAHAVÍS

New Development: Prices from 6,300,000 € to 6,300,000 €. [Beds: 4 - 4] [Baths: 6 - 6] [Built size: 470.00 m2 - 470.00 m2] **Exclusive Off-Plan Villa in Marbella Club Golf Resort** Discover an exceptional off-plan villa in the most tranquil enclave of the prestigious Marbella Club Golf Resort. This prime location offers a harmonious blend of luxury and nature, within walking distance to the equestrian centre, practice range, and the elegant Club House. Set within a fully gated, highly secure community with 24-hour security, CCTV surveillance, and concierge service, this exclusive development ensures privacy and peace of mind. The resort boasts a private golf club, an outstanding equestrian centre, and a beautifully maintained urbanisation with low construction density, prioritising natural beauty and serenity. ### Prime Location: - Costalita Beach: 12 minutes - San Pedro Town Centre: 15 minutes - Guadalmina Commercial Centre: 13 minutes - Atalaya International College: 10 minutes - Puerto Banús: 20 minutes - Benahavís Village: 11 minutes - Estepona Town: 20 minutes ### Villa Features: Positioned in an elevated and peaceful setting with no road noise, the villa offers breathtaking panoramic views of the forest, sea, and golf course. Designed as a fusion of Andalusian charm and contemporary elegance, this home will blend seamlessly with its natural surroundings while providing modern comforts and abundant natural light. #### **Design & Layout:** - **First Floor (Entrance Level):** - Grand entrance hall with stunning sea and forest views - Guest toilet and elevator - Three spacious en-suite bedrooms - Master suite with an elegant dressing room - **Ground Floor:** - Additional double en-suite bedroom - Expansive open-plan living and dining areas - State-of-the-art kitchen - Seamless access to terraces, a private heated pool, and landscaped gardens #### **Premium Amenities:** - High-quality windows and doors - Underfloor heating - Superior air conditioning - Cozy fireplace - Walk-in wine cellar - Outdoor BBQ area - Solar panels - Smart home automation system - Advanced water filtration system With approximately 450 m² of exquisite indoor living space and an additional 200 m² of outdoor entertainment areas, this villa offers an unparalleled lifestyle for discerning buyers seeking exclusivity, comfort, and the finest living experience in Marbella Club Golf Resort. Secure your future dream home in one of Marbella's most sought-after locations today!

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