



REF: # 6945

MARBELLA (BENAHAVIS)



#### INFO

**PRECIO:** 2.950.000 €

**TIPO:** Villa

**CIUDAD:** Marbella (Benahavis)

**HABITACIONES:** 5

**Baños:** 6

**Construidos ( m2 ):** 970

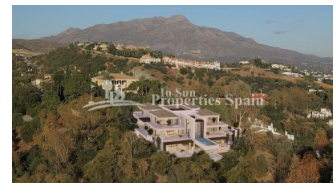
**Parcela ( m2 ):** 3.960

**Terraza ( m2 ):** -

**Años:**

**Planta:** -

**MENSAJE** -



#### DESCRIPCION

This luxury 970m2 villa has been inspired based on its privileged location and exceptional sea views together with an Andalusian style. Located in BENAHAIVIS, MARBELLA, this stunning villa has 3 levels accessible through its imperial stairs as well as a modern elevator and occupies an impressive 3,960m2 plot. Boasting 5 bedrooms, 6 bathrooms plus parking for at least 4 vehicles. Qualities include; marble flooring, Daikin system (hot/cold air con) by concealed ducts throughout the house with separate areas. Each room has independent control with eco saving Aerothermic Electric underfloor heating system for all bathrooms. Notable features include; Ceiling height in main living area of approx. 2,8 meters with floor to ceiling windows. Cove Lighting in the livingroom. Living area patio doors slide and leave a huge open area uniting living areas and terraces. Pre-installation of blinds Bticino video entry system. Continuation of High quality Marble "Crema marfil" floor inside and outside of the property for heightened esthetical value. Lighting with downlights. ECO building with very low energetic consumption. Private swimming pool with a Salt or chorine based filtration system with water

pump. Exterior shower and Multi-color LED lighting in the swimming pool. A truly marvelous location. Discover the feeling of a full panoramic view from the southern part of Europe to the northern part of Africa. Capture Gibraltar and Morocco in the same photograph. Imagine waking up in a natural outdoor museum, surrounded by the most beautiful landscapes of the Costa del Sol. Marbella is everything - luxury shopping, exciting nightlife, beautiful beaches, stylish beach clubs, panoramic views, exquisite restaurants, yachting, accompanied by 320 sunny days a year and the best weather throughout. This villa is ideally located in a golfer's paradise, next to the most recognized golf courses in Europe, not to mention the proximity to the intense and exciting Puerto Banus. Within minutes, you will connect to Marbella, Puerto Banus, Estepona, Malaga (High Speed Train and the International Airport at only 35 minutes drive). Choose from a variety of international and private schools with the highest educational standards.



<b>ESTILO</b> <ul style="list-style-type: none"><li>• Moderno</li><li>• Contemporaneo</li></ul>	<b>VISTAS</b> <ul style="list-style-type: none"><li>• Panoramico</li><li>• Vistas al mar</li><li>• Vistas a la montaña</li></ul>	<b>AIRE ACONDICIONADO</b> <ul style="list-style-type: none"><li>• Central</li></ul>	<b>DISTANCIA A :</b> <div>Playa : 6 Km</div> <div>Aeropuerto: 60 Km</div> <div>Ciudad : 1 Km</div>
<b>ORIENTACION</b> <div>Sur</div>	<b>PARKING NO. DE COCHES</b> <div>: 4</div>	<b>AREAS</b> <ul style="list-style-type: none"><li>• Trastero</li><li>• Baño en dormitorio</li></ul>	<b>SUELO</b> <ul style="list-style-type: none"><li>• Azulejos</li><li>• Marmol</li><li>• Piedra</li></ul>
<b>COCINA</b> <ul style="list-style-type: none"><li>• Cocina abierta</li><li>• Cocina equipada</li><li>• Granito</li></ul>	<b>JARDÍN Y TERRAZAS</b> <ul style="list-style-type: none"><li>• Terraza cubierta</li><li>• Terraza abierta</li><li>• Luces exteriores</li><li>• Arboles frutales</li><li>• Palmeras</li><li>• Paisajista</li><li>• Césped</li><li>• Muros de piedra</li><li>• Puerta electrica</li><li>• Jardín privado</li></ul>	<b>CALEFACION</b> <ul style="list-style-type: none"><li>• Calefacion en baños</li></ul>	<b>EXTRA</b> <ul style="list-style-type: none"><li>• Armarios empotrados</li><li>• Alarma</li><li>• Puerta de seguridad</li><li>• Doble cristal</li><li>• Video vigilancia</li><li>• Trastero</li><li>• Lavanderia</li><li>• Ascensor</li></ul>



PROPERTY GALLERY





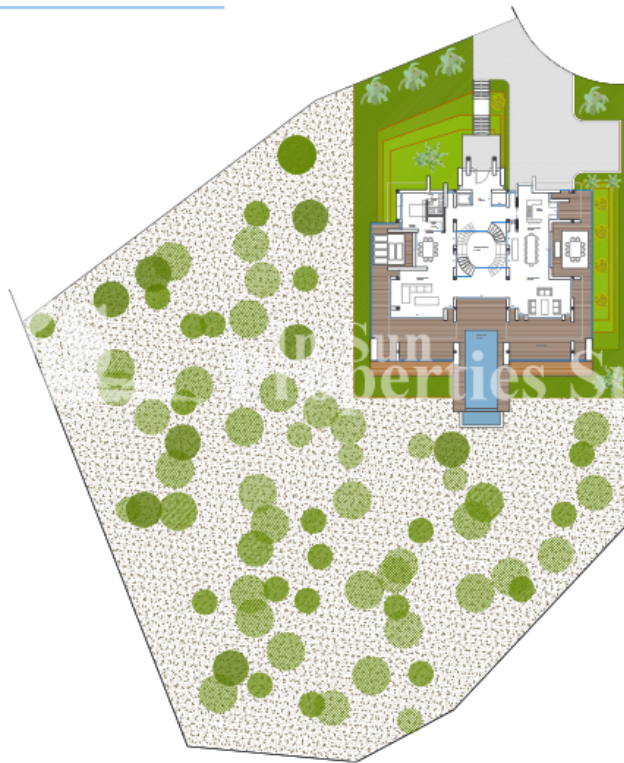






## MASTERPLAN

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## BASEMENT

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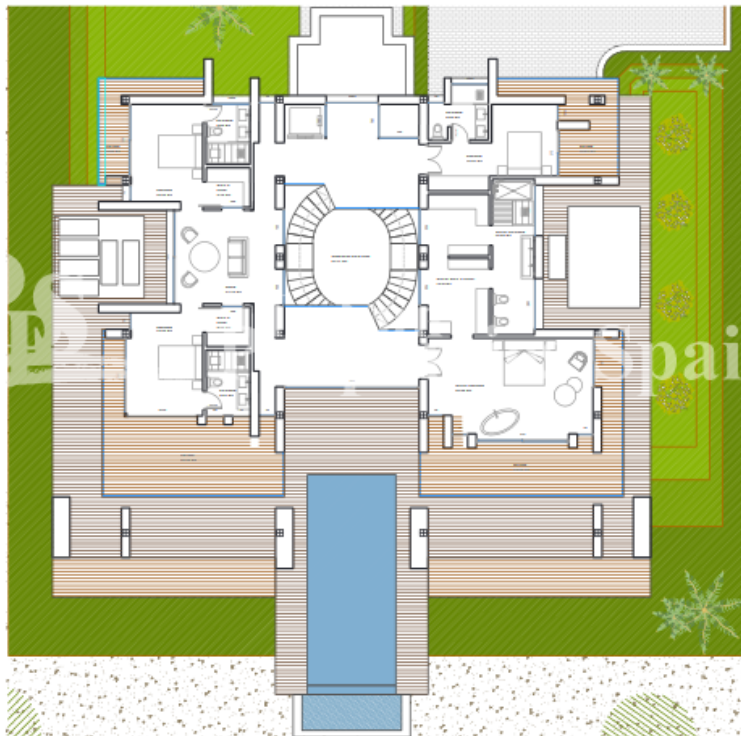
## GROUND FLOOR

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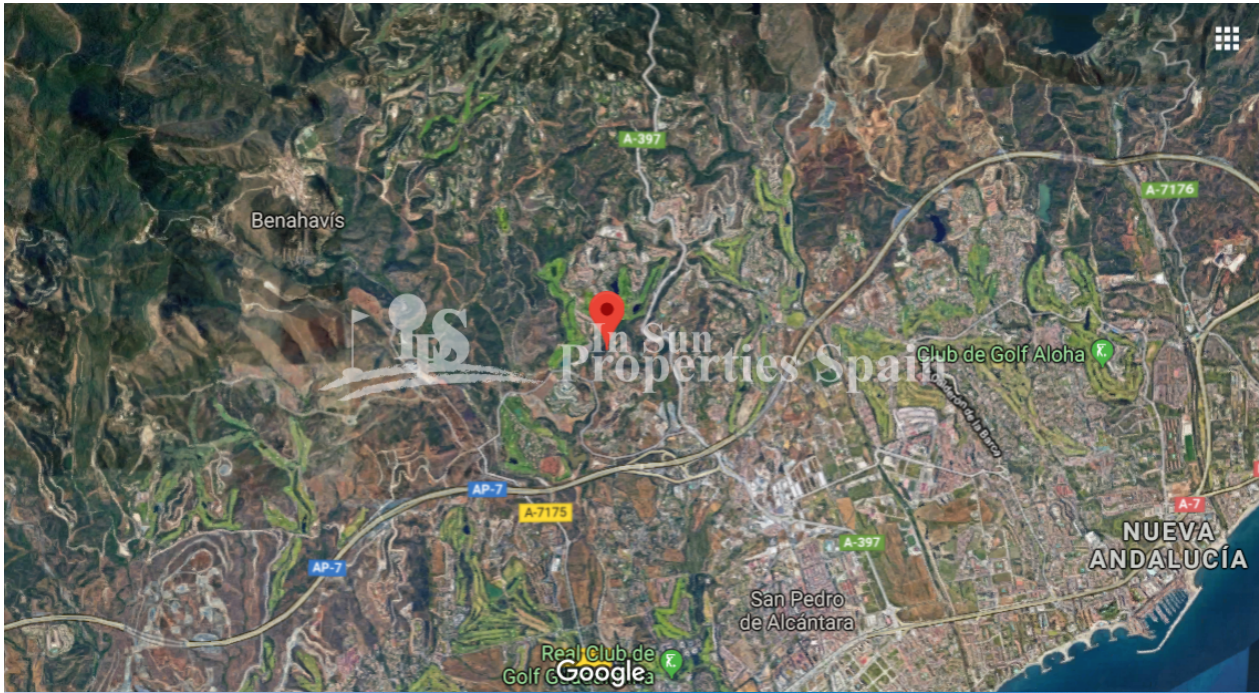


## FIRST FLOOR

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***"OUR EXPERIENCE IS YOUR GUARANTEE"***