



# ONE MARBELLA LUXURY PROPERTY

BENAHAVIS - SEA VIEWS

PRICE: 1.790.000€





## DELIGHTFUL AMBIANCE



This villa is inspired by the beauty of its natural environment, which rises in the mountains and reaches down towards the Mediterranean. Located in one of the most sought after residential areas on the Costa del Sol, which benefits from the tranquility and silence of the environment combined with the proximity of all kinds of services and amenities.

Beds: 4 / Baths: 5  
Built Area: 372,38 m<sup>2</sup>  
Plot: 1.076 m<sup>2</sup>





The most interesting thing about this villa is its innovative architecture which provides and guarantees the best views through a built in platform design. The house will be constructed at the top of the platform on one level to enjoy spectacular views of the sea from every corner, including the pool area. The bottom of the platform offers a practical and useful space with natural light, which is an ideal area for the leisure and entertainment needs of the whole family along with a covered terrace for the perfect area of total relaxation.

Covered Terraces: 115,66 m<sup>2</sup>  
Uncovered Terraces: 352,94 m<sup>2</sup>  
Pool: 59 m<sup>2</sup>





All the qualities we use into our houses are high standard, we only use the best marbles, woods and carpentry for our luxury designs.

Our in-house interior designers will work together with you to find the best choices in furniture and finishes

Eco design  
Sea views  
South facing





Its angled design divides the bedroom area from the rest of the villa and at the same time integrates the interior with the exterior with the pool being at the heart. The villa offers spacious terraces both covered and uncovered on several levels and a the roof top affording the best views of the coast.

Outside relaxing  
Fabulous mornings  
Singular feeling





The interior of the house has been designed to be fluid and continuous. Designed with different living zones for day and afternoon light according to the sun exposure. Our in-house interior designers will work together with you to find the best choices in furniture and finishes.

Luxury finished  
Designer fixtures  
LED lighting





















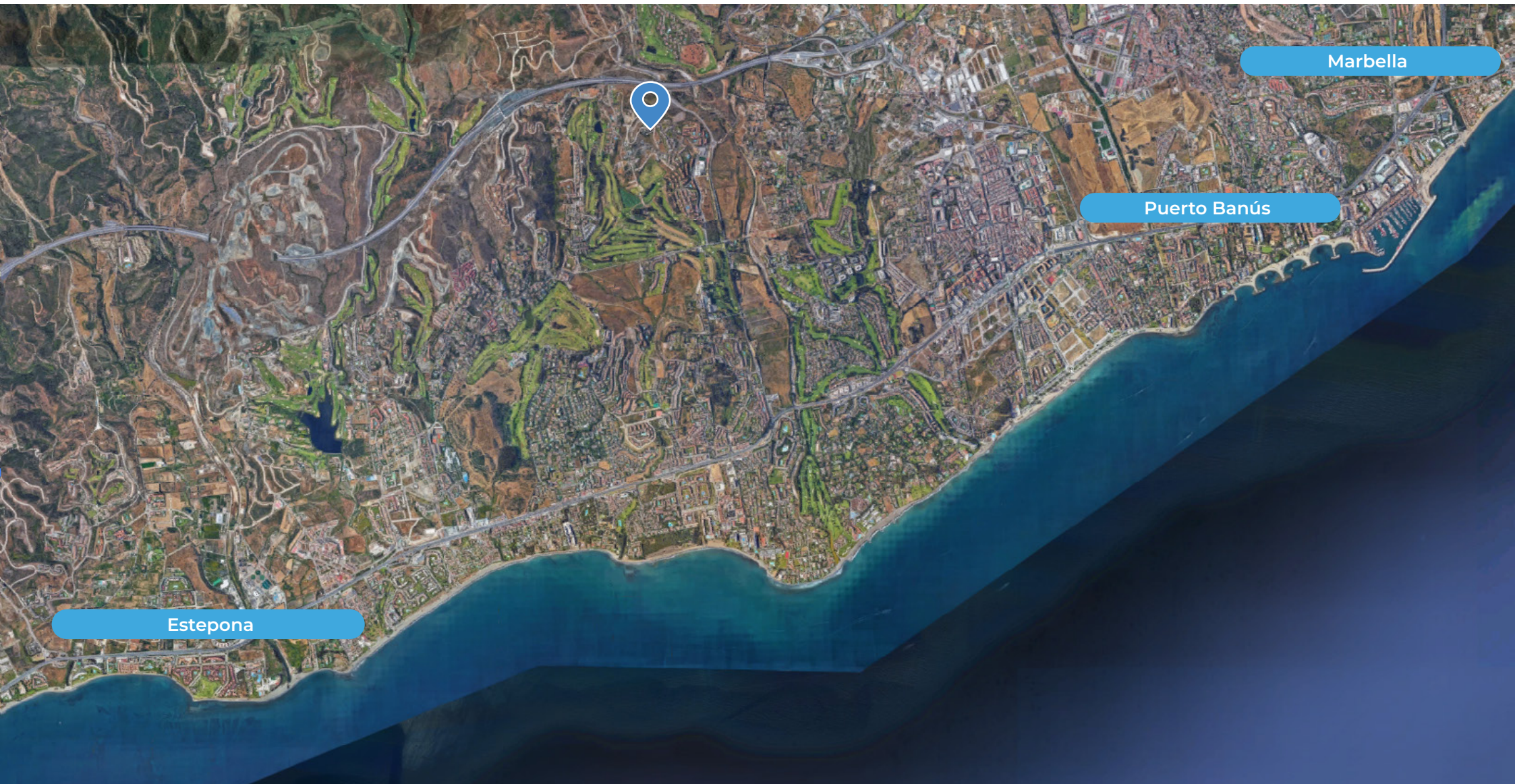












This villa is situated in one of the best locations for luxury villas in the Marbella area.

This villa is located next to one of the best golf courses in Marbella. Enjoy the evenings on your terrace with this stunning sea views while watching the sunset.

8 min Puerto Banús  
10 min Marbella  
35 min Malaga Airport







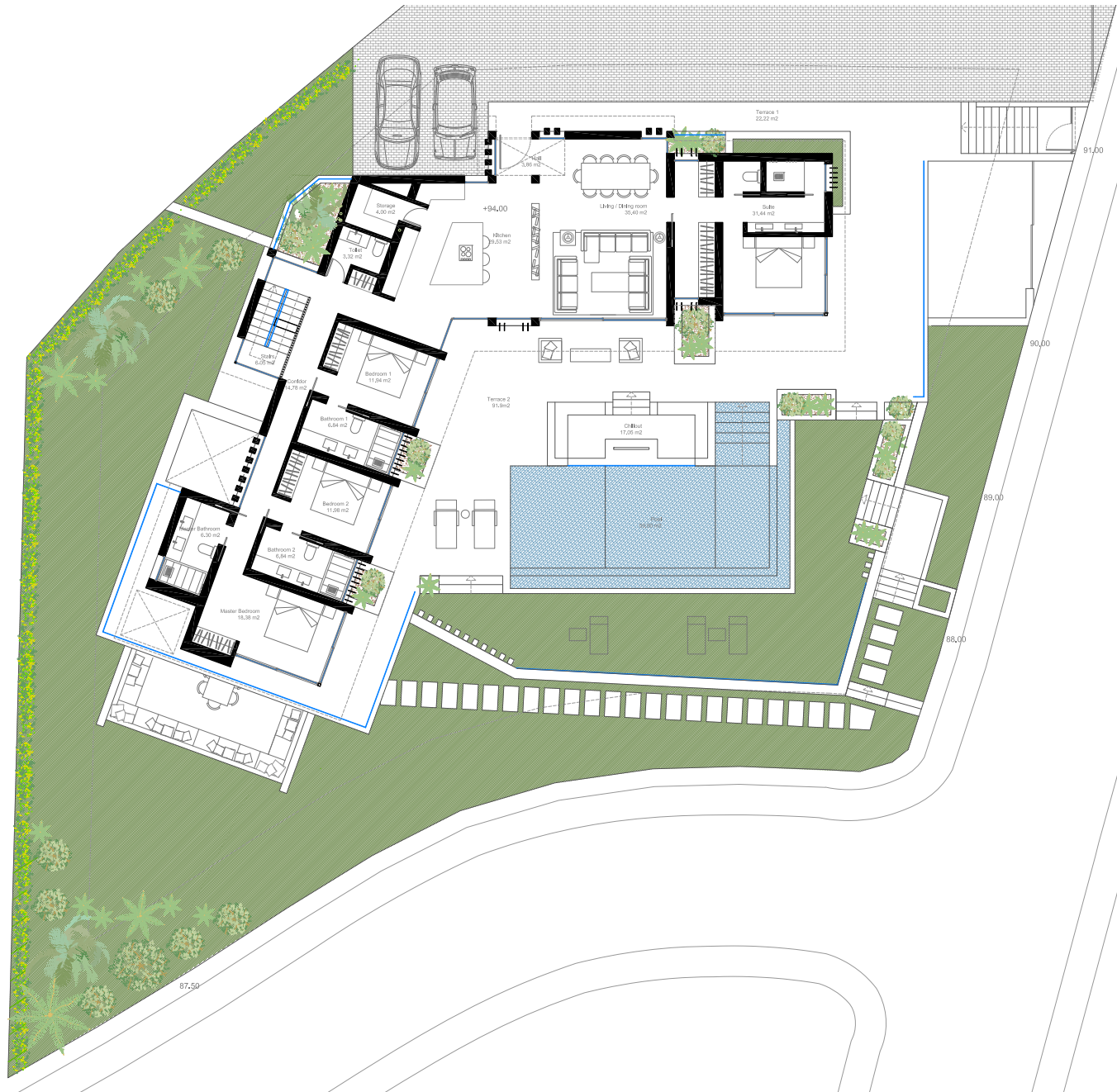


Marbella has everything - luxury shopping, exciting nightlife, beautiful beaches, stylish beach clubs, panoramic views, exquisite restaurants, yachting, accompanied by 320 sunny days a year and the best weather throughout. Benahavis offers a variety of services, in a quite environment and with stunning views. The perfect place to live.

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.



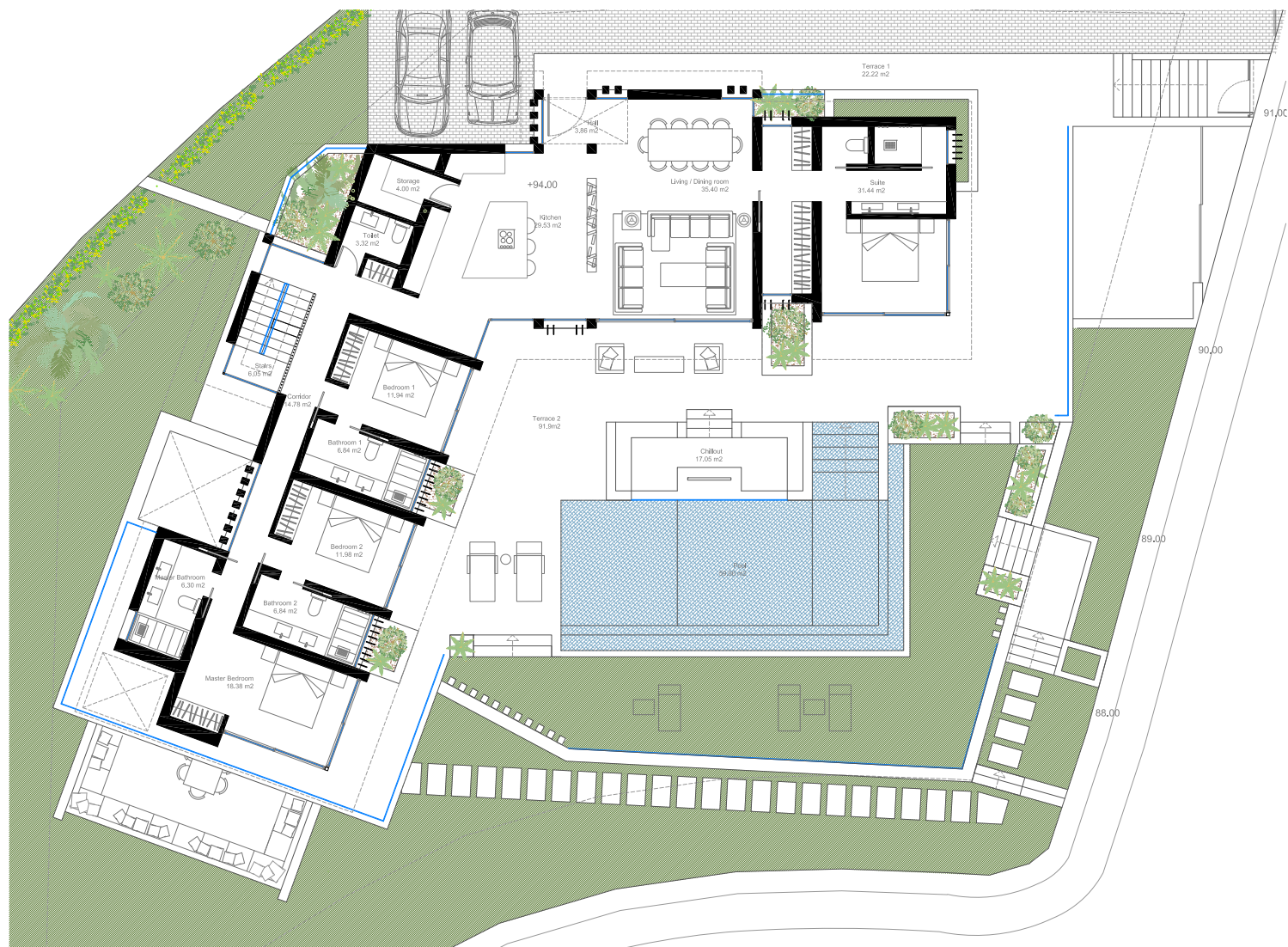








## GROUND FLOOR

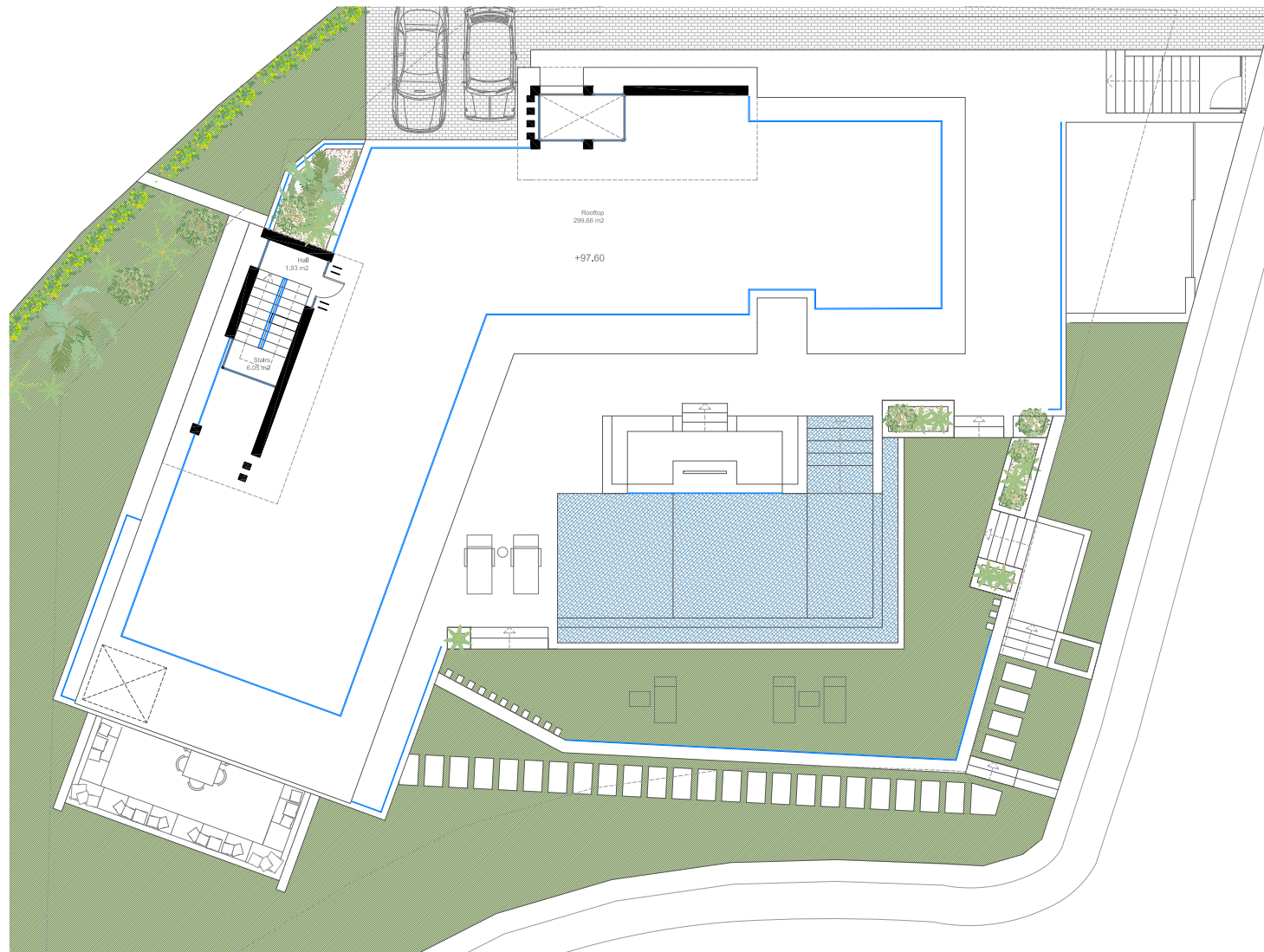


Built Area: 226,56 m<sup>2</sup>  
Cover Terraces: 59,90 m<sup>2</sup>  
Uncover Terraces: 114,12 m<sup>2</sup>  
Pool: 59 m<sup>2</sup>





## ROOF TOP



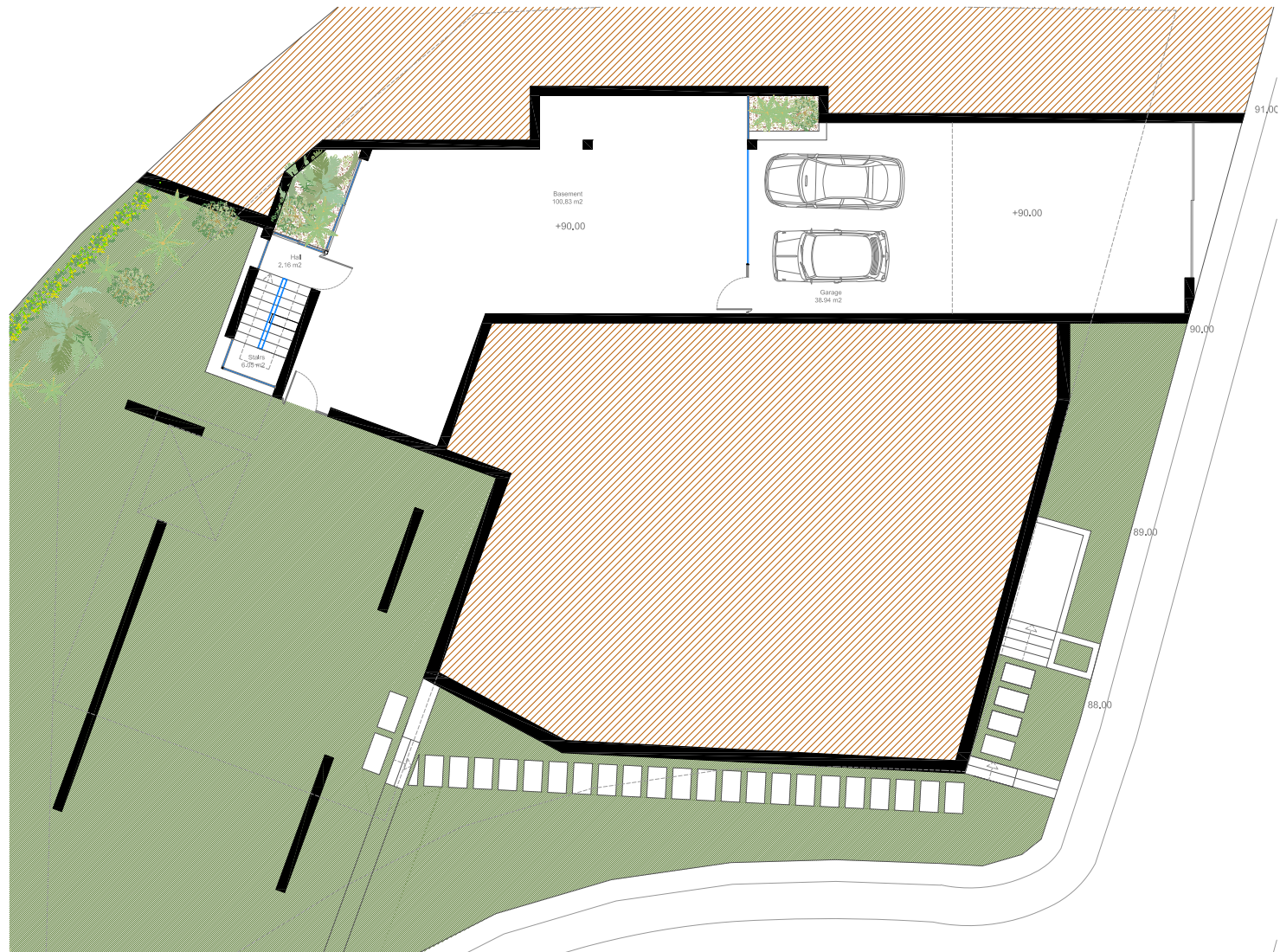
Built Area: 17,22 m<sup>2</sup>  
Cover Terraces: 55,76 m<sup>2</sup>  
Uncover Terraces: 238,82 m<sup>2</sup>





## BASEMENT

Same finishes as the rest of the villa, without divisions

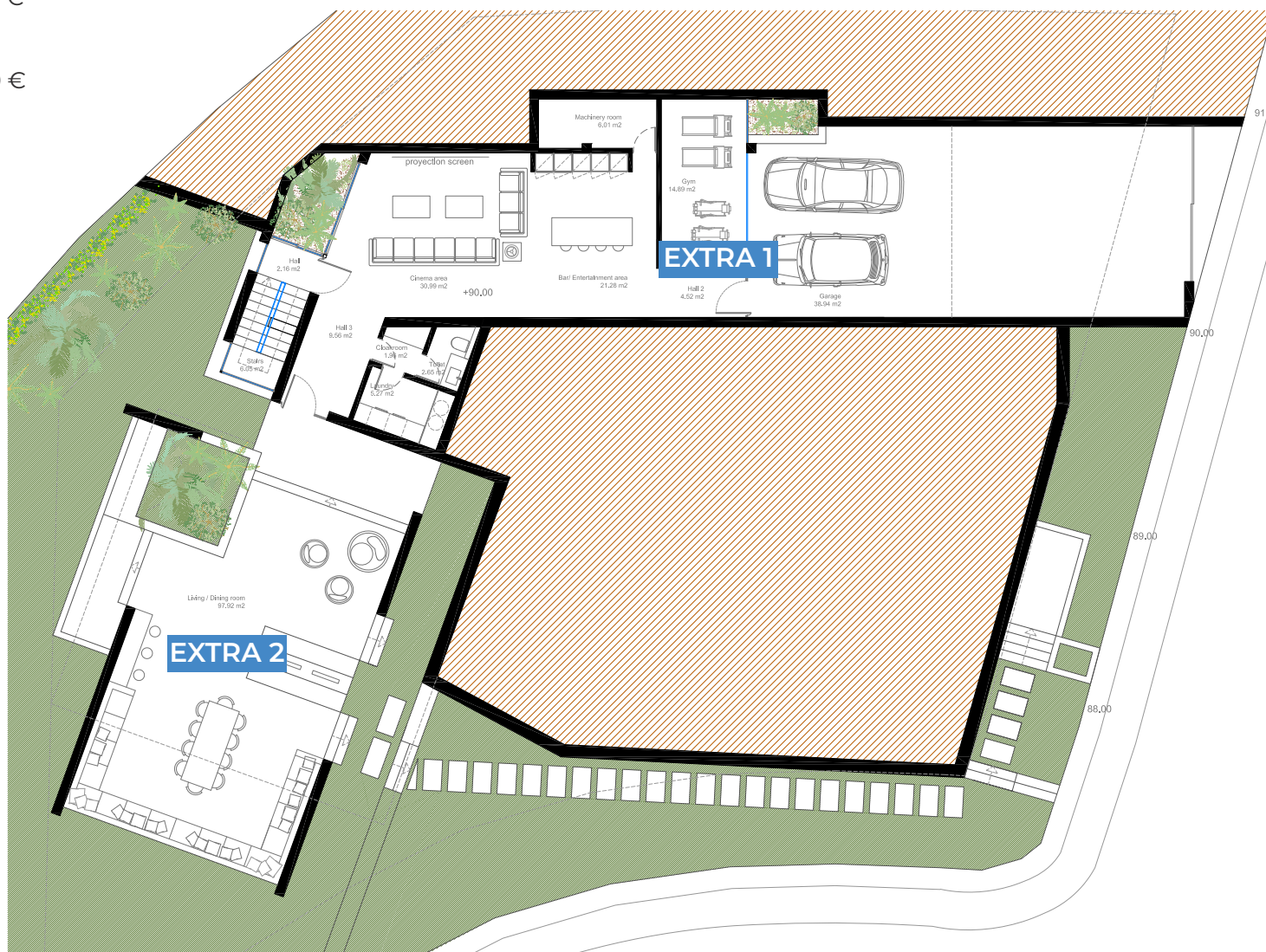


Built Area: 128,60 m<sup>2</sup>  
Garage: 46,58 m<sup>2</sup>



**BASEMENT DIVISIONS:**  
EXTRA 1 .....58.700 €

**BASEMENT TERRACE:**  
EXTRA 2 .....45.000 €



Built Area: 128,60 m<sup>2</sup>  
Garage: 46,58 m<sup>2</sup>  
Outdoor living 127.63 m<sup>2</sup>





## QUALITY SPECIFICATIONS

### FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor.
- Two way reinforced concrete slab, with pillars and beams, according to the European and Spanish regulations.

### ROOF AND TERRACES

- Inverted flat roof with anti slip floor tiles, when practicable and gravel when not.
- Insulation and waterproofing according to the regulations.
- Glass balustrade, with hidden aluminum profile in the first floor.

### EXTERIOR WALLS

- Brick cavity wall with partly insulated cavity with extruded polystyrene.
- Exterior wall rendering with cement mortar and finishes according to design.
- The pillars will be covered to break the thermal bridge.

### PARTITIONS

- Double hollow ceramic bricks, received with cement mortar. Finished with gypsum plaster work and matte paint.

### EXTERIOR CARPENTRY

- Thermal break aluminum profiles by Cortizo or similar, high quality
- security laminated glass CLIMALIT 3+3 / camera / 3+3.
- Thermal glass.
- Sliding doors with invisible track (in the floor side).

### PLOT ENCLOSURE

- Street front-1m high wall+ 1m high mesh.
- Division between plots: Stone finished retaining wall (when necessary) and metallic mesh.

### HEATING AND AIR CONDITIONING

- Aerothermal heating systems LG for air conditioning/heating and hot water.
- Electric underfloor heating system for all bathrooms.

### FLOORS

- Interior floors: Porcelanic tile
- Exterior floors: Anti slip Porcelanic tile.

### SKIRTING BOARD

- According to the floor.

### BATHROOM WALLS

- Porcelanic tile (different options to choose from)

### ACCESS DOOR

- Security entrance door.

### INTERNAL DOORS

- Standard height white lacquered internal doors, with hidden hinges.

### WARDROBE

- Closets and walk-in closets following detailed design.
- Closets: White lacquered sliding doors with finger pull.
- Walk in closets: Without doors.

### SWITCHES AND SOCKETS

- New Unica Schneider. (or similar).



#### LIGHTING

- Downlight LED on ceilings; in bathrooms, kitchens and corridors.
- Cove lighting in the livingroom and master bedroom.

#### SWIMMING POOL

- Swimming pool with salt water system.
- Finished in white mosaic. Includes exterior shower.

#### GARDEN

- Grass seeds and automated irrigation systems.

#### SECURITY SYSTEM

Alarm / Camera / Door station/ Mobile App

#### KITCHEN

- Low and high units lacquered with fingerpull.
- Silestone worktop and splashback finished with porcelanic tile.
- Siemens appliances; vitroceramic, oven, microwave, dishwasher, fridge / freezer.
- Ceiling extractor.
- Washing machine/ Dryer.
- Built-in wine cooler

#### BATHROOMS

- Sanitary ware-Villeroy and Bosch (or similar). Including Suspended hung toilets.
- Resine shower tray .
- Taps: Hansgrohe (or similar).





<b>UPGRADE TO GAGGENAU APPLIANCES</b> <small>INDUCTION HOB / OVEN / EXTRACTOR / MICROWAVE REFRIGERATOR / FREEZER / DISHWASHER / WASHING MACHINE/ DRYER</small>	<b>11.200 €</b>
<b>CHILL OUT</b>	<b>18.000 €</b>
<b>HEAT PUMP FOR SWIMMING POOL + AUTOMATIC COVER</b>	<b>PRICE UPON REQUEST</b>

**V.A.T. NOT INCLUDED**



**1 — Reservation Fee 20.000€**

**2 — Buy the plot 850.000€**  
Client becomes the developer

**Sign turnkey contract 30.000€**

Payment includes:

- Cleaning of the plot if necessary
- Topography study
- Geological study
- Architect project
- 3D images
- Quantity surveyor study
- Health & security study

**3 — Start building 20%**

Once the license has been granted, construction starts.

**4 — Monthly payment & Finance**

The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.

Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs.

**5 — Completion**

Construction completion time of 10-12 months.

Once the villa is finished, we manage the final utility connections and first occupation license for you.

**BENEFITS BUYING OFF-PLAN**

- Buy 40% below market price
- Possibility to change internal distribution
- You can decide the finishes
- We take care of the entire project to give you total peace of mind

**TAXES**

The obligatory applicable taxes are:

- Over the plot: 21% V.A.T.
- Over the building cost: 10% V.A.T.

\* Development Companies will NOT pay taxes over building costs

**NO ADDITIONAL COSTS**

There are NO additional costs - everything is covered.

The quote we give you includes:

- All the construction licensing costs
- First occupation license
- Utility connections / final connection fees
- An independent quality control company
- Decennial insurance fees
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

The list goes on - and it's all included

**TRIPLE GUARANTEE**

- Up to 10 years structure
- 3 years installations
- 1 year finishes

**Total price: 1.790.000€ V.A.T. not included**