



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 Living Area: 426,42 m<sup>2</sup>  
Plot: 1.076 m<sup>2</sup>



## DREAMS DO COME TRUE

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: 132 m<sup>2</sup>  
Uncovered Terraces: 273 m<sup>2</sup>  
Pool: 59 m<sup>2</sup>



## LIVING THE LUXURY

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



## YOUR DREAM

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



## TRUE RELAXATION

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







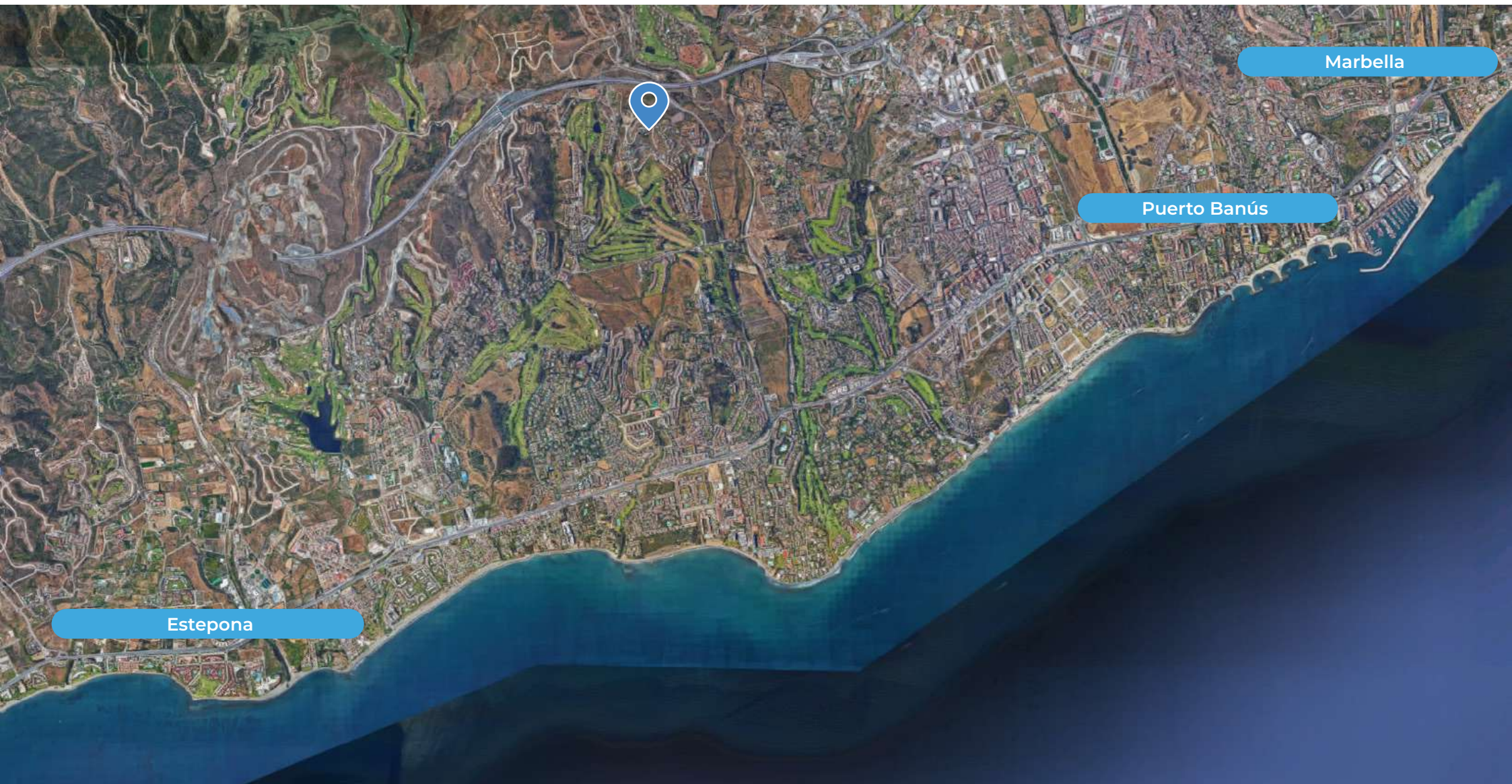










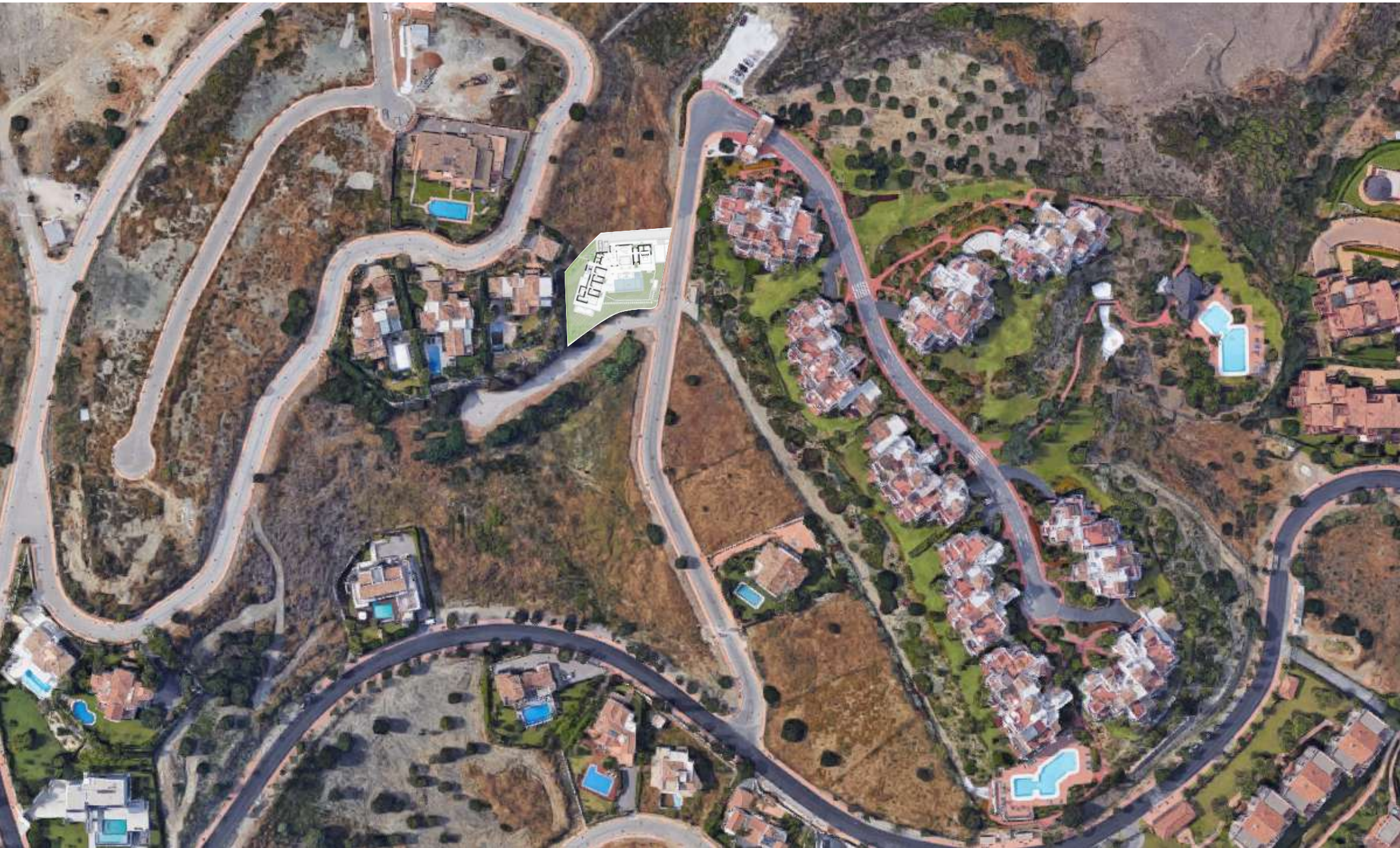


## MARVELOUS LOCATION

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



## AMENITIES AND SERVICES

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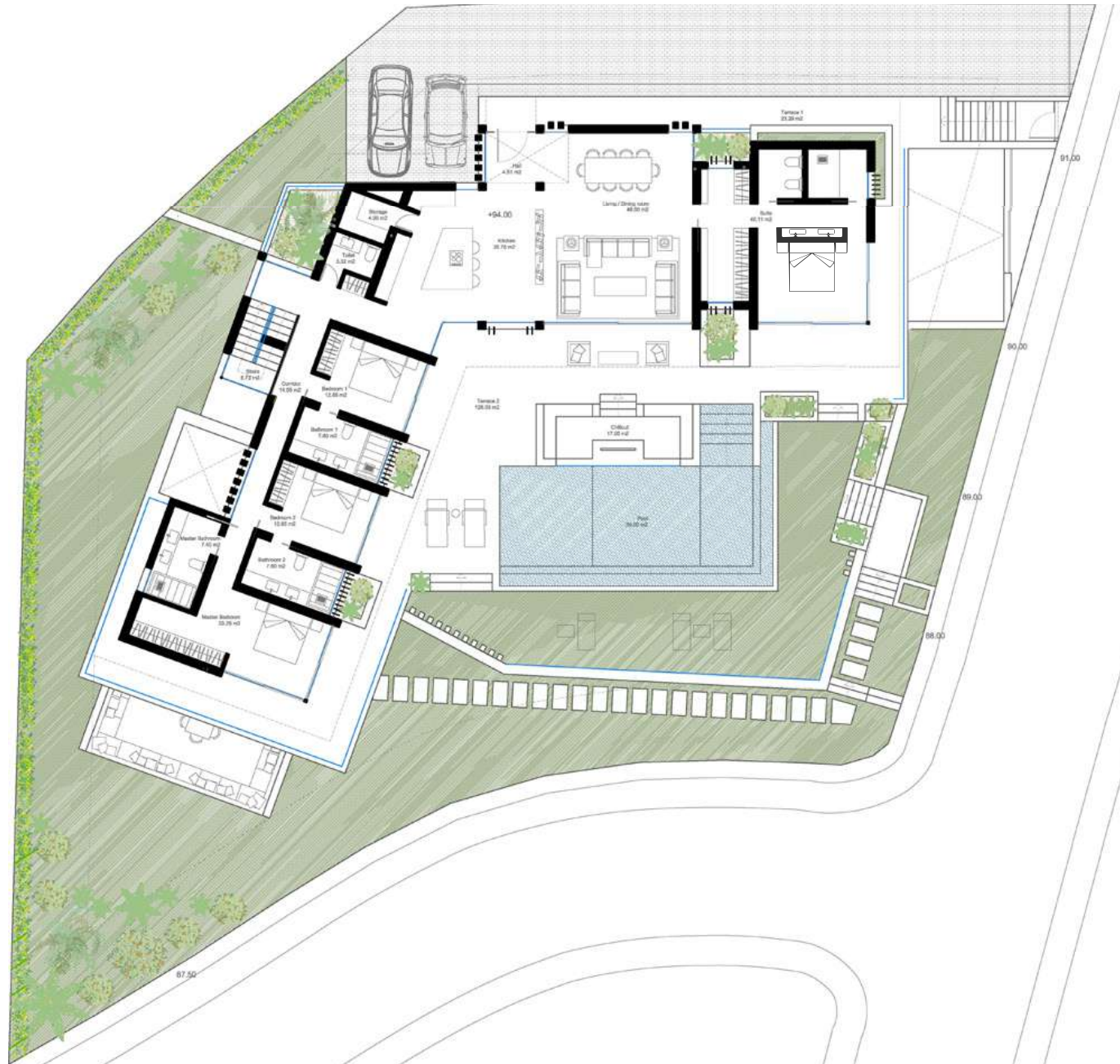
Marbella has everything - luxury shopping, exciting nightlife, beautiful beaches, stylish beach clubs, panoramic views, exquisite restaurants, yachting, accompanied by 320 sunny days a year and the best weather throughout. Benahavis offers a variety of services, in a quite environment and with stunning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

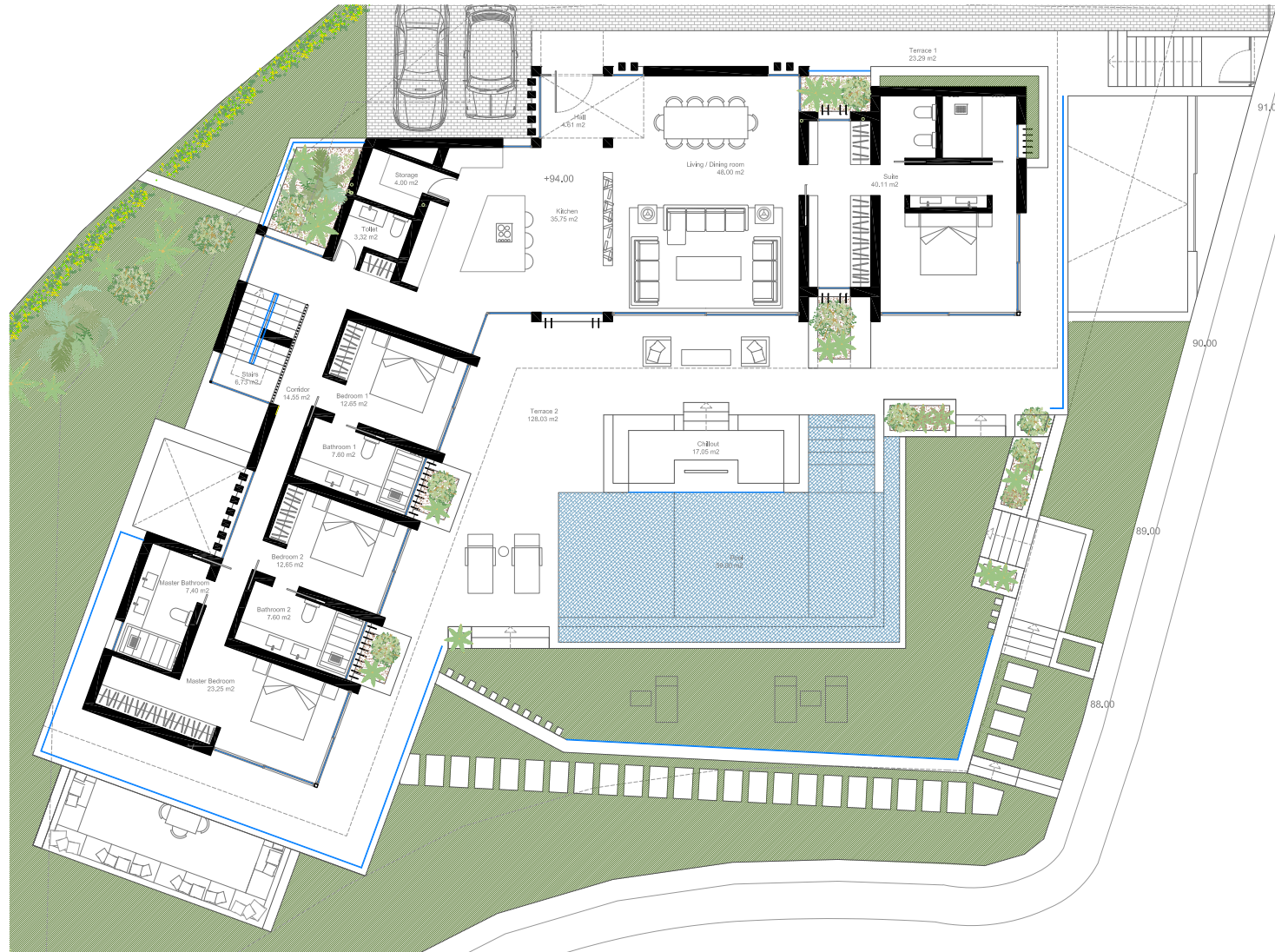




# MASTERPLAN

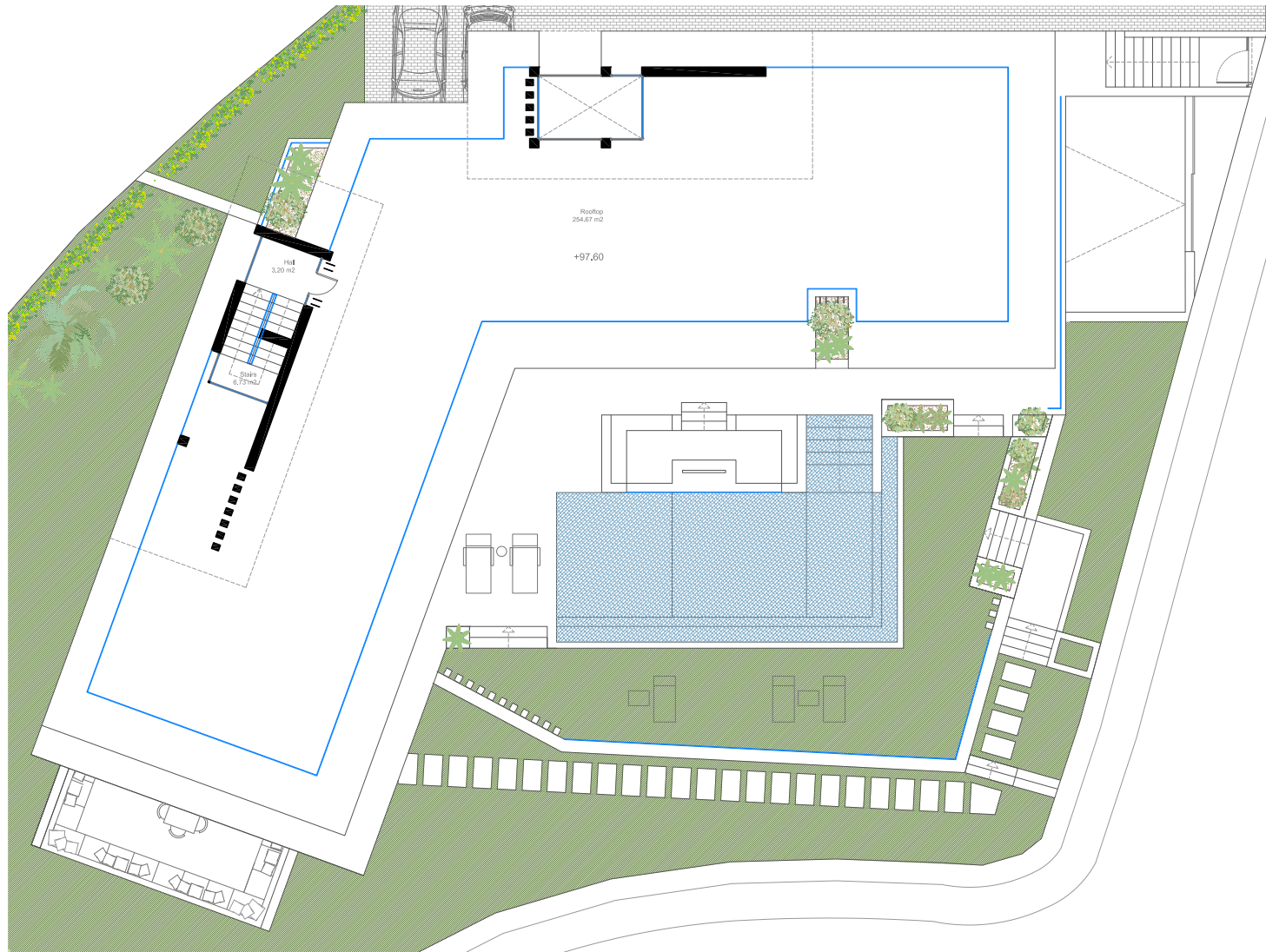


# GROUND FLOOR



Built Living Area: 272,94 m<sup>2</sup>  
Cover Terraces: 78,07 m<sup>2</sup>  
Uncover Terraces: 73,25 m<sup>2</sup>  
Pool: 59 m<sup>2</sup>

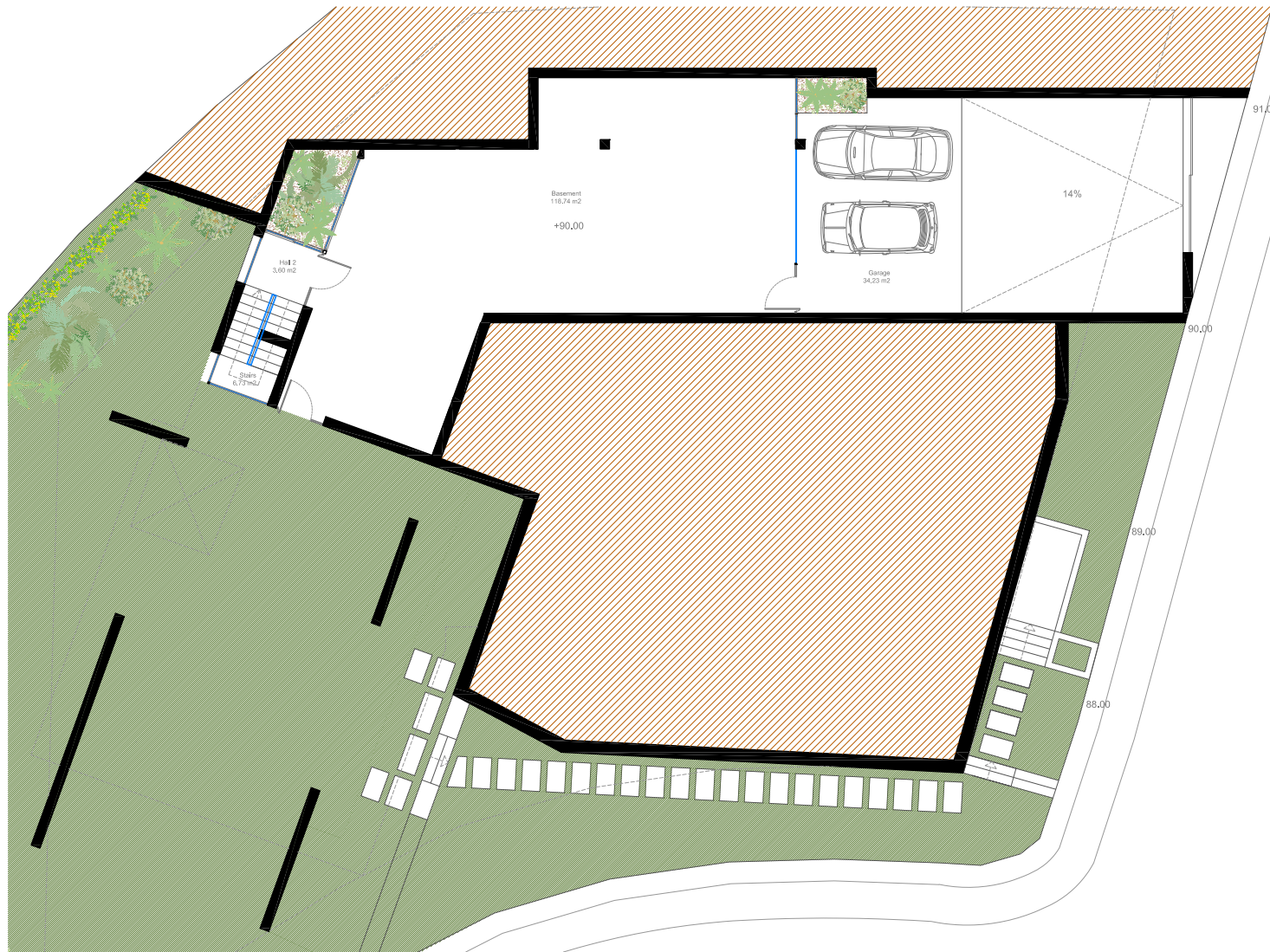
# ROOF TOP



Built Living Area: 13,83 m<sup>2</sup>  
Cover Terraces: 54,22 m<sup>2</sup>  
Uncover Terraces: 200,45 m<sup>2</sup>

# BASEMENT

Same finishes as the rest of the villa, without divisions

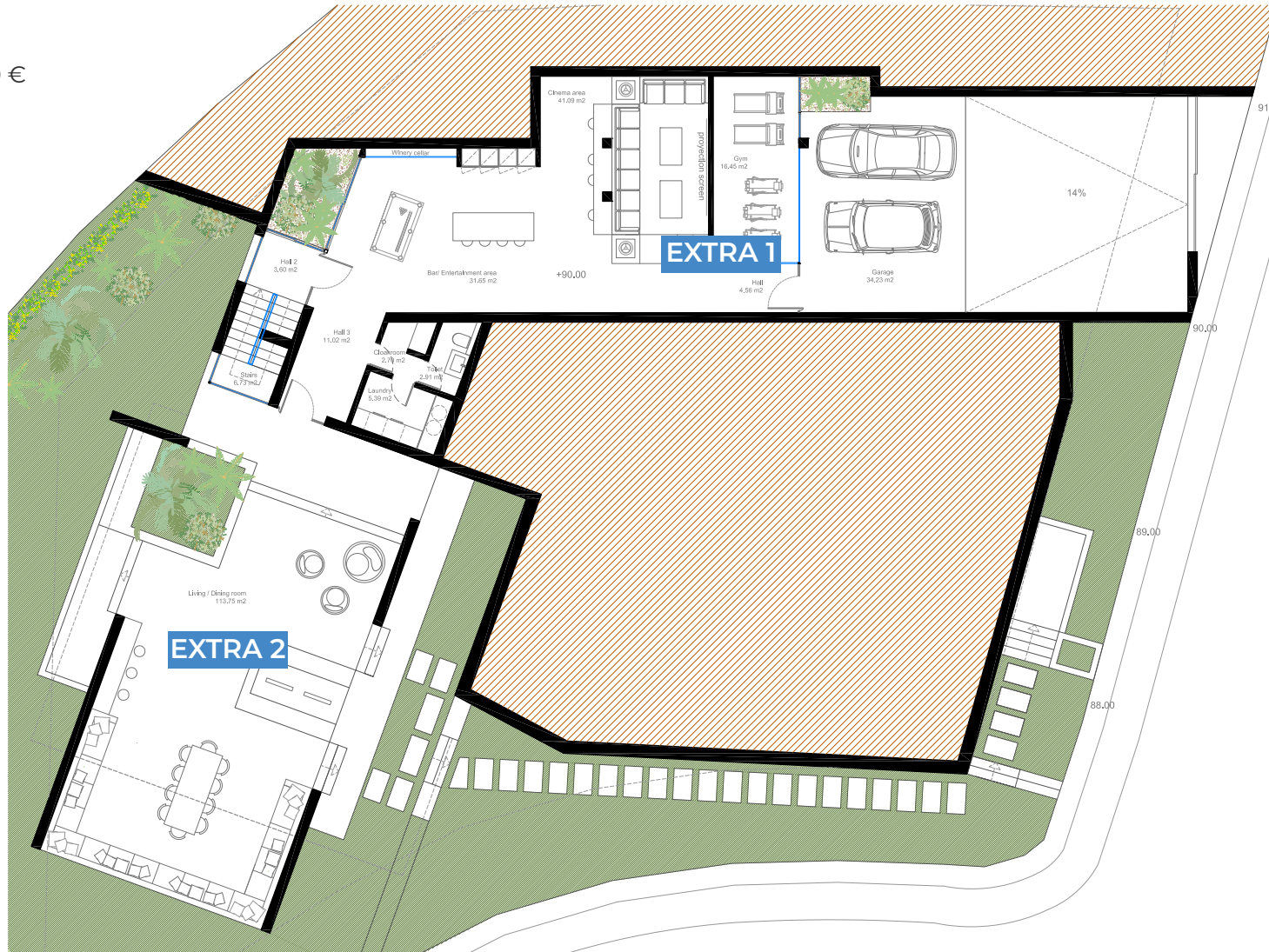


Built Living Area: 129,07 m<sup>2</sup>

# EXTRAS FOR BASEMENT

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

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

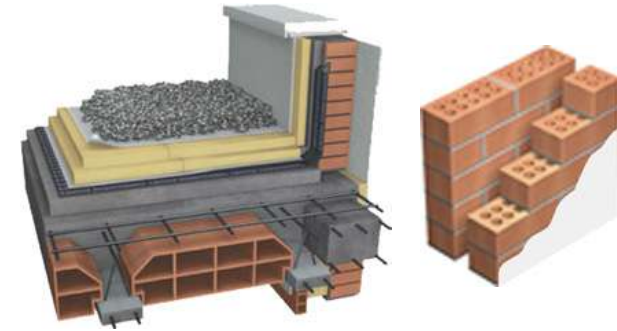


Built Living Area: 153,48 m<sup>2</sup>  
Cover Terraces: 89,64 m<sup>2</sup>  
Uncover Terraces: 24,11 m<sup>2</sup>

# QUALITY SPECIFICATIONS

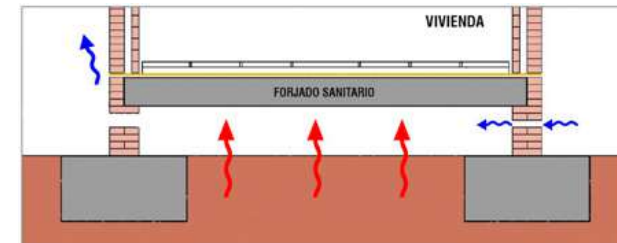
## FOUNDATION AND STRUCTURE

Reinforced concrete structural floor with a cavity above the ground, to avoid the humidity.  
Pad footings and beams to tie.  
Two way reinforced concrete slab, with pillars and beams, according to the European and Spanish regulations.



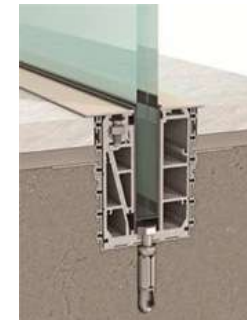
## ROOF AND TERRACES

Inverted flat roof with non-slippery 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+ 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



# QUALITY SPECIFICATIONS

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## FLOORS

Interior floors: Marble. Size 40x60cm  
Exterior floors: Marble. Size 40x60cm

## SKIRTING

According to the floor.

## BATHROOM WALLS

Ceramic tile imitating White marble and cement finish.

## ACCESS DOOR

Armoured 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 and insides finished in cancan textile.

Walk in closets: Without doors.

## SWITCHES AND SOCKETS

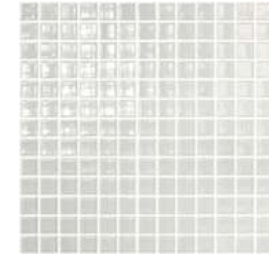
Berker B7 white

## LIGHTING

Downlight LED on ceilings, in bathrooms, kitchens and corridors.

## SWIMMING POOL

Swimming pool, finished in white mosaic. Includes exterior shower.



# QUALITY SPECIFICATIONS

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## KITCHEN

Low and high units lacquered with fingerpull.  
Silestone worktop and splashback finished with ceramic looking like marble.  
Siemens appliances; vitroceramic, extractor, oven, microwave, dishwasher, fridge / freezer.

## ELECTRICAL APPLIANCES

Oven Siemens HB22AR521E\*  
Microwave Siemens HF15G561\*  
Vitroceramic Siemens EH631BL18E\*  
Extractor Bosch DIB097A50\*  
Dishwasher Siemens SN64D002EU \*  
Fridge/freezer SIEMENS KG36NXI4A\*  
\*Or similar

## BATHROOMS

Sanitary ware-Roca (or similar)  
Resine shower tray with security glass panel.  
Taps: Grohe (or similar)





# OPTIONAL EXTRAS

Basement .....**INCLUDED**  
 (Same finishes as the rest of the villa, without divisions)

**Basement Divisions** ..... 58.700 €  
**Basement Terrace** ..... 45.000 €

Electric underfloor heating system for all bathrooms .....3.867,00 €

Suspended hung toilet .....400,00 €/unit

Automated irrigation systems .....3.600,00 €

Domotic System .....8.200,00 €  
 - Alarm / Camera / Door station/ Smart lights /Mobile App to control everything

Multi-color LED Lighting in the swimming pool .....850,00 €

Bioethanol Fireplace Ecosmart .....2.500,00 €

Upgrade to GAGGENAU appliances .....11.200,00 €  
 - Induction hob / Oven / Extractor / Microwave / Refrigerator / Freezer / Dishwasher / Washing Machine

Underfloor heating system with hot water .....66.100,00 €

Cove Lighting in the livingroom .....3.850,00 €

Cove Lighting in the exterior .....6.200,00 €

Built-in wine cooler, Siemens .....2.500,00 €



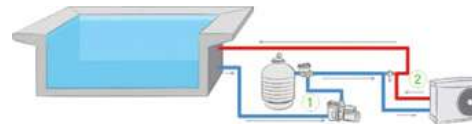
Fireplace with TV.....12.450,00 €



Outside built jacuzzi with LED multicolor light and hot water 4x3 m .....24.250,00 €



Heat pump for swimming pool + automatic cover .....18.300,00 €



Swimming pool automatic cover .....12.050,00 €



Swimming pool finishing with marble .....6.000,00 €

Chillout area.....16.500,00 €



BBQ area with pergolas.....16.300,00 €

Natural wood flooring (except bathrooms) .....12.000,00 €

Interior cantilever wooden staircase .....9.500,00 €

# PAYMENT TERMS

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**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**