

BENAHAVÍS - PANORAMIC SEA VIEWS

PRICE: 2.950.000€





DELIGHTFUL AMBIANCE

The concept of this villa has been inspired on its privileged location and exceptional views together with an Andalusian style.

The 3 levels of this villa are accessible through its imperial stairs as well as a modern elevator.

Beds: 5 / Baths: 6
Built Living Area: 970 m²
Plot: 3.960 m²



DREAMS DO COME TRUE

The traditional roofs together with a recreation of an andalusian Patio, create a cosy and open enviroment in the interior of the house.

All the bedrooms have walk-in closets and enjoy of luxury on-suite bathrooms.

South Facing
Open Plan
360 degree views



LOVELY MORNINGS

Relax in the terrace looking at the horizon with the sound of water falling from the pool one floor down.

We offer a range of designer fixtures, we invite you to visit our showroom at our central office where you will feel the luxury ambiance that we create for you

Outside relaxing
Fabulous mornings
Singular feeling

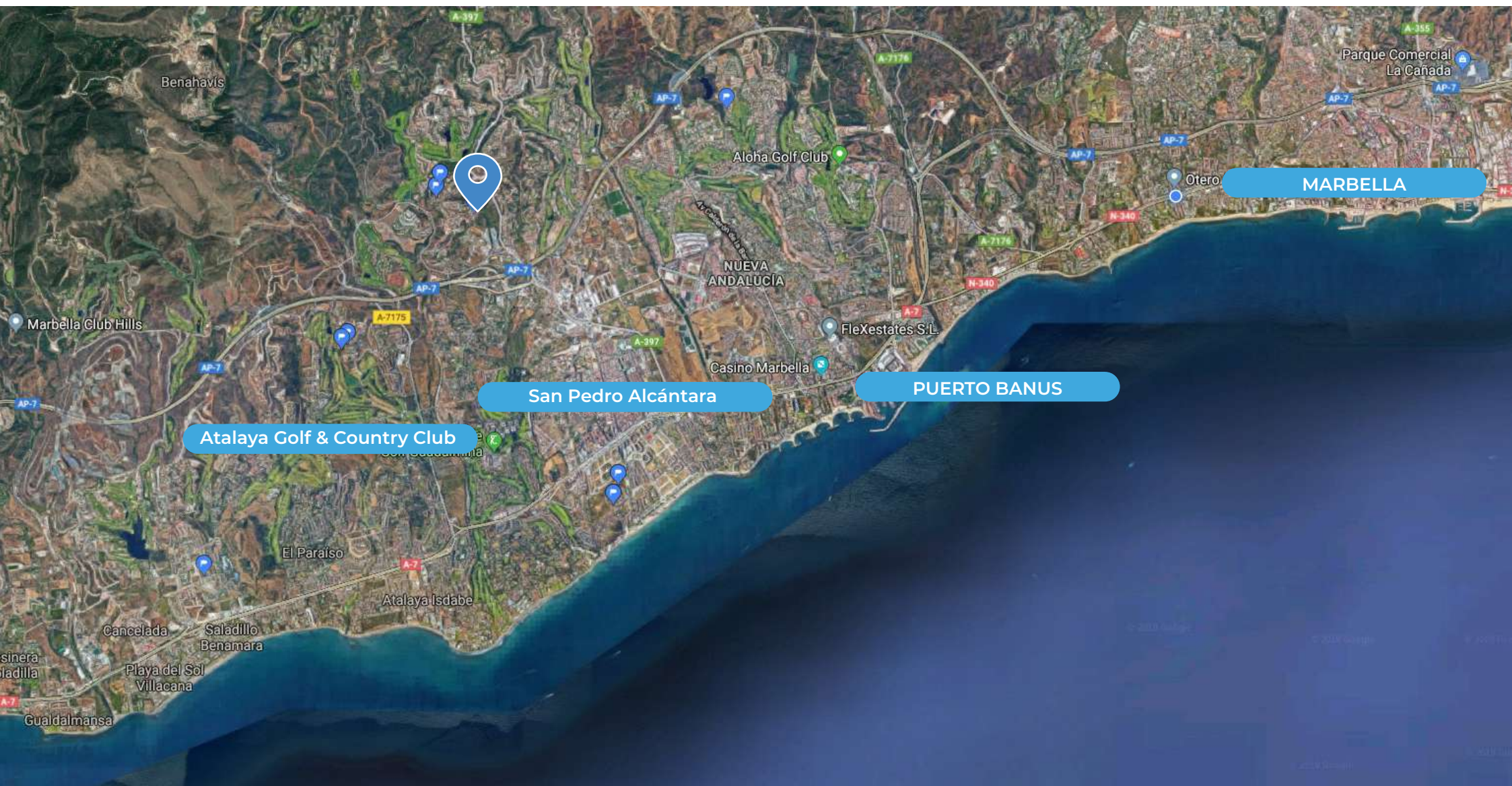


LIVING THE LUXURY

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

This villa has been designed using the latest techniques to have an ecological and low maintenance building.

Modern Essence
Built- in wardrobes
Suspended ceiling



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.

14 min Benahavis
10 min Puerto Banús
20 min Marbella

AMENITIES AND SERVICES

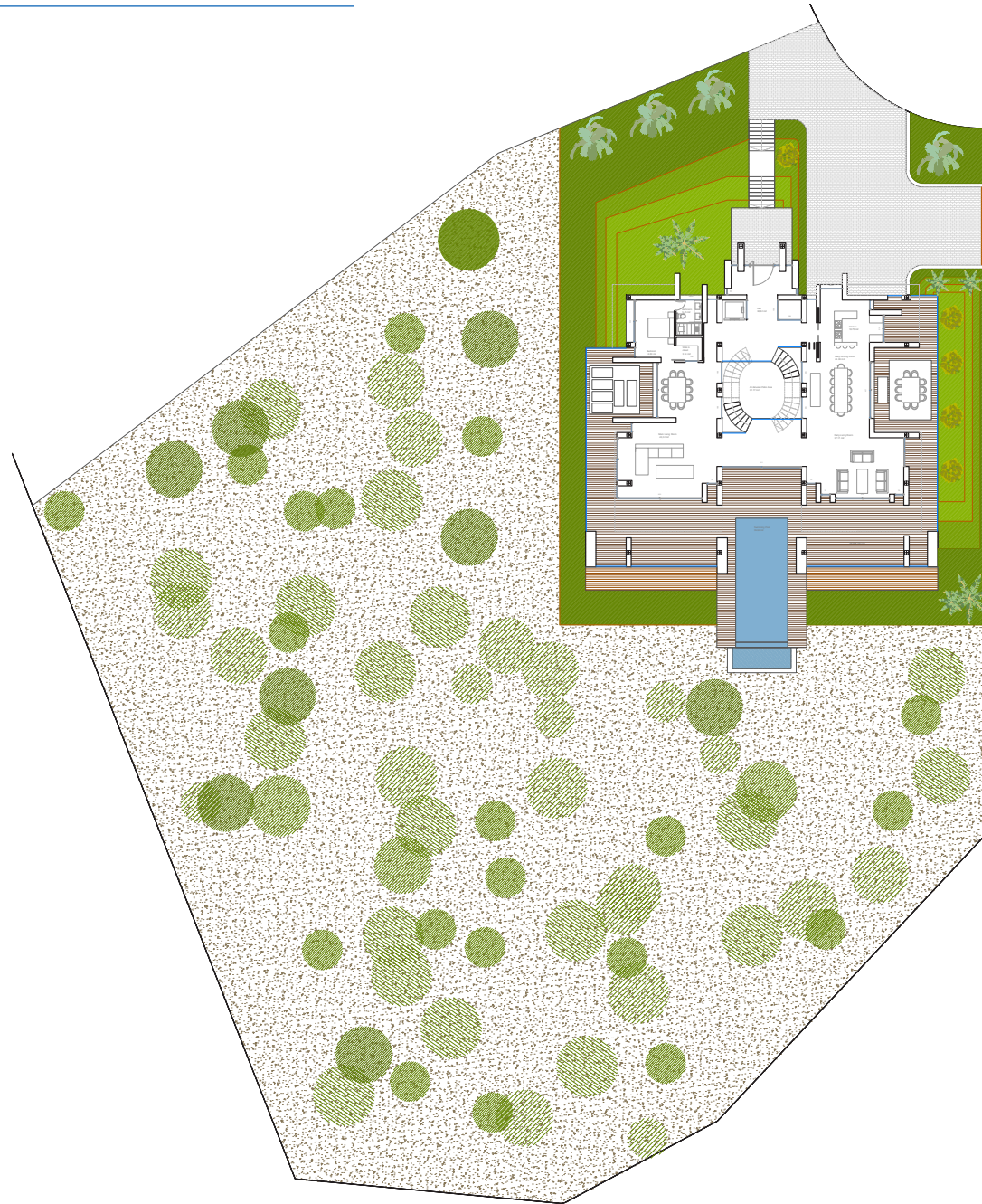


Marbella is everything - luxury shopping, exciting nightlife, beautiful beaches, stylish beach clubs, panoramic views, exquisite restaurants, yachting, accompanied by 320 sunny days a year and the best weather throughout.

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.



MASTERPLAN

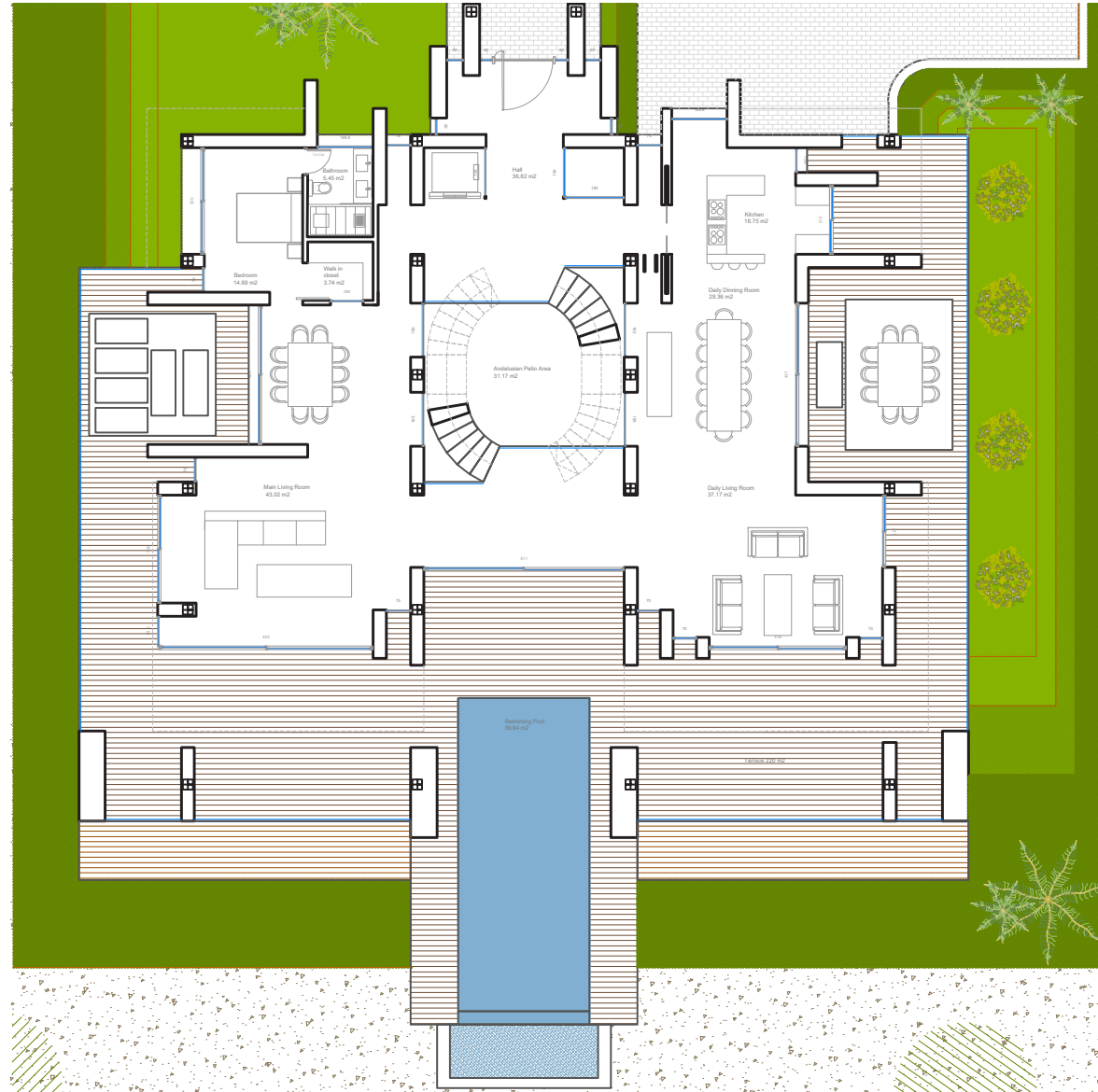


BASEMENT



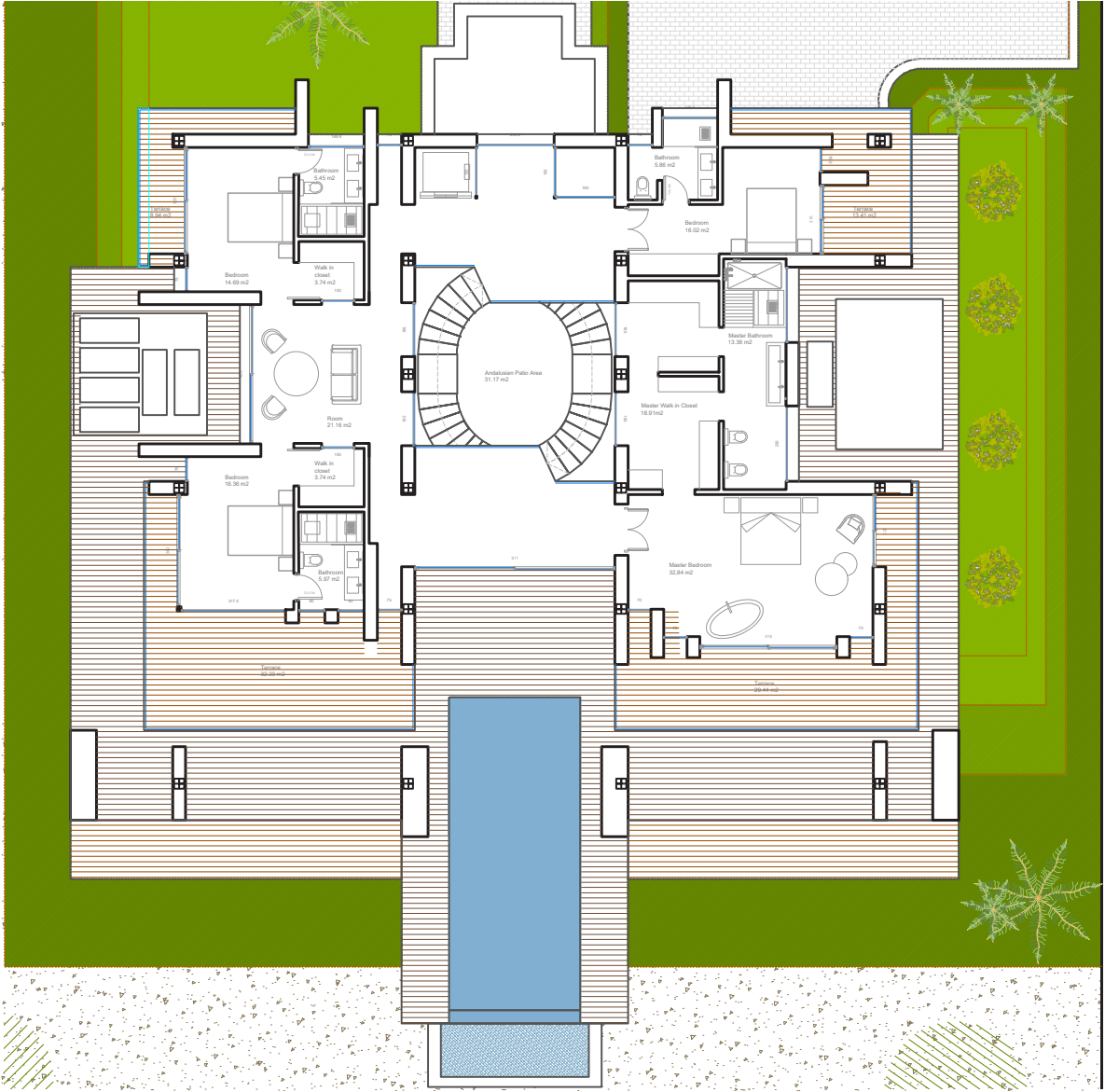
Built Living Area: 380 m²
Terraces: 192 m²
Pool: 9 m²

GROUND FLOOR



Built Living Area: 305 m²
Terraces: 253 m²
Pool: 49 m²

FIRST FLOOR



Built Living Area: 284 m2
Terraces: 86 m²

QUALITY SPECIFICATIONS

FOUNDATION

Reinforced concrete foundation with tie beams
Sanitary forget. A forget with a space between the land and the house. A traditional system to avoid the humidity.

STRUCTURE

Waterproof, reinforced concrete, one-way slab.
Reinforced concrete waffle slab with steel/concrete pillars and beams, according to structure project details.

ROOF

Inverted flat roof finished with white roof tiles or white gravel in not transited areas and selected high quality ceramic porcelanic with non-slip finish in terrace areas.
Waterproofing of terraces over living areas with double asphalt layer and high-density insulation (50 mm)

EXTERIOR WALLS AND SURFACE

Ceramic bricks double layer with insulation (density 45 Kg/m³)
Exterior renders with damp proof cement mortar in color white.

INTERIOR WALLS AND SURFACES

Ceramic bricks finished with “mastered” plaster work and smooth plastic paint.



QUALITY SPECIFICATIONS

FLOORING & TILING

Interior floors: Marble. Size 40x60cm

Exterior floors: Marble. Size 40x60cm

EXTERIOR CARPENTRY

Aluminium carpentry, profiles by Cortizo or similar, high quality windows CLIMALIT 6/14/4

Main sliding doors with sunken frames and lift & side system with thermal break and security double glazing.

Bedrooms doors: Sliding hidden sashes system with thermal break and security double glazing.

Windows: tilt and turn hidden sash system with thermal break and security double-glazing.

INTERIOR CARPENTRY

Front door: Security system door with wood finish.

Interiors doors: White smooth lacquered wood with stainless steel concealed hinges.

Wardrobes: White textured lacquered wood with stainless steel concealed hinges.

EXTERIORS

Lower retaining wall in exposed stone. *

Plot to road enclosure: 1,50m high damp proof concrete brick collored in "Crema Marfil". Plot to plot division: Galvanized mesh (2 meters) and/or "vegetation screen" according to type and location.

Terrace banisters in glass and aluminium finish.

Vehicle gate to driveway entrance in collored aluminium with electric engine with remote control.

Walking gate to driveway entrance in collored aluminium.

Overhead light.



QUALITY SPECIFICATIONS

SWIMMING POOL

Reinforced concrete structure. Waterproofing by Revestech or equivalent.
Finished with white mosaic.
Salt or chlorine based filtration system with water pump.
Includes exterior shower.

SANITATION

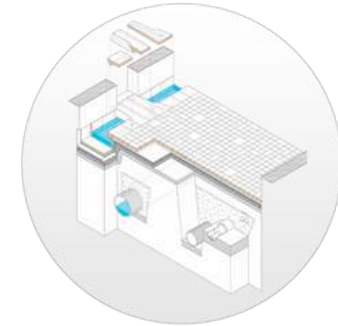
System separating rainwater and wastewater.

ELECTRICITY

Electrical switches and sockets SIMON. High Tech series or similar.

HEATING AND AIR CONDITIONING

Daikin system (hot/cold air con) by concealed ducts throughout the house with separate areas. Each room has independent control. With eco saving. Aerothermie



QUALITY SPECIFICATIONS

SANITARY WARE AND TAPS

Bathroom fittings by Roca and taps by Grohe or other leading brand. Tiling with Porcelanosa.

KITCHEN

White lacquered handle less drawers and cabinets.

Fully equipped with aluminium SIEMENS (or similar) appliances: Induction hob, oven, extractor, microwave, refrigerator / freezer.

Dekton work surface.

Downlights with warm or cold light.

NOTABLE FEATURES

Ceiling height in main living area of approx. 2,8 meters with floor to ceiling windows.

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.



OPTIONAL EXTRAS

Elevator	21.200,00 €
Electric underfloor heating system for all bathrooms	5.800,00 €
Suspended toilet bowls	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 swiming 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	73.800,00 €
Cove Lighting in the livingroom	3.850,00 €
Wine cellar	18.500,00 €



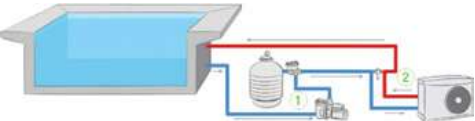
Fireplace with TV	12.450,00 €
-------------------------	-------------



Photovoltaic panels for self-consumption (90% daily consumption)	20.000,00 €
· 24 Solar panels BENQ SOLAR 260W (9.360Wp) · Hybrid Inverter INGETEAM STORAGE 6TL - Lithium Battery LG CHEM RESU 10 Kwh - Management and monitoring mobile app	
Outside built Jacussi 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 Mármol	6.000,00 €
---	------------

Chillout area with fireplace and water blades	16.500,00 €
---	-------------



PAYMENT TERMS

1 — Reservation Fee 20.000€

2 — Buy the plot 1.650.000€

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 NOT 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: 2.950.000€ V.A.T. not included