

**Benahavís – Benahavis**

Luxury villas in a gated community with private security. Panoramic views. Benahavis. Marbella.

*Property ID: ES22385405*



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**PURCHASE PRICE: 1.595.000 EUR • LIVING SPACE: ca. 283 m<sup>2</sup> • LAND AREA: 772 m<sup>2</sup>**

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## At a glance

Property ID	ES22385405
Living Space	ca. 283 m²
Available from	According to the arrangement
Type of parking	2 x Car port

Purchase Price	1.595.000 EUR
Construction method	Solid
Usable Space	ca. 0 m²

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## The property





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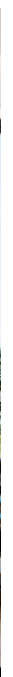
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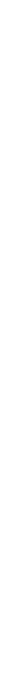
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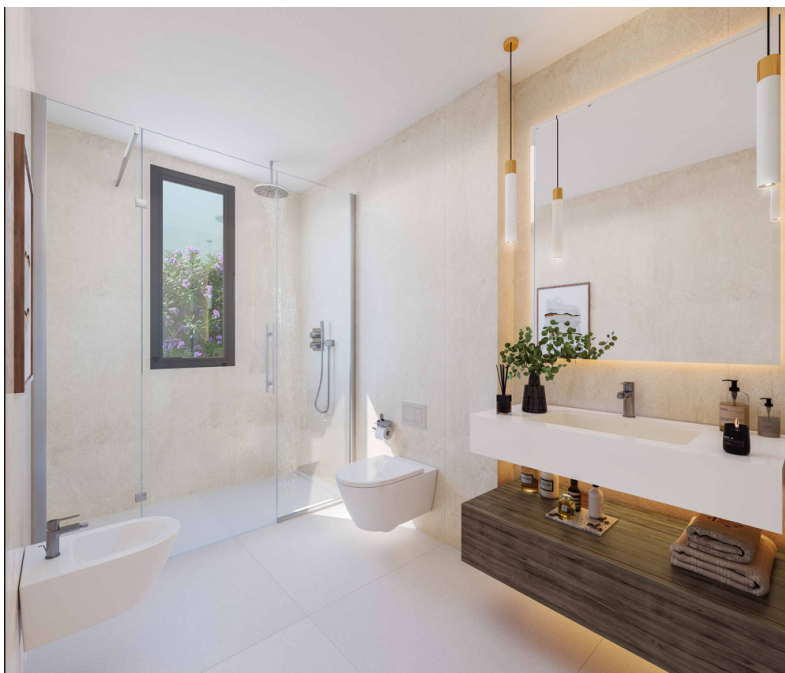
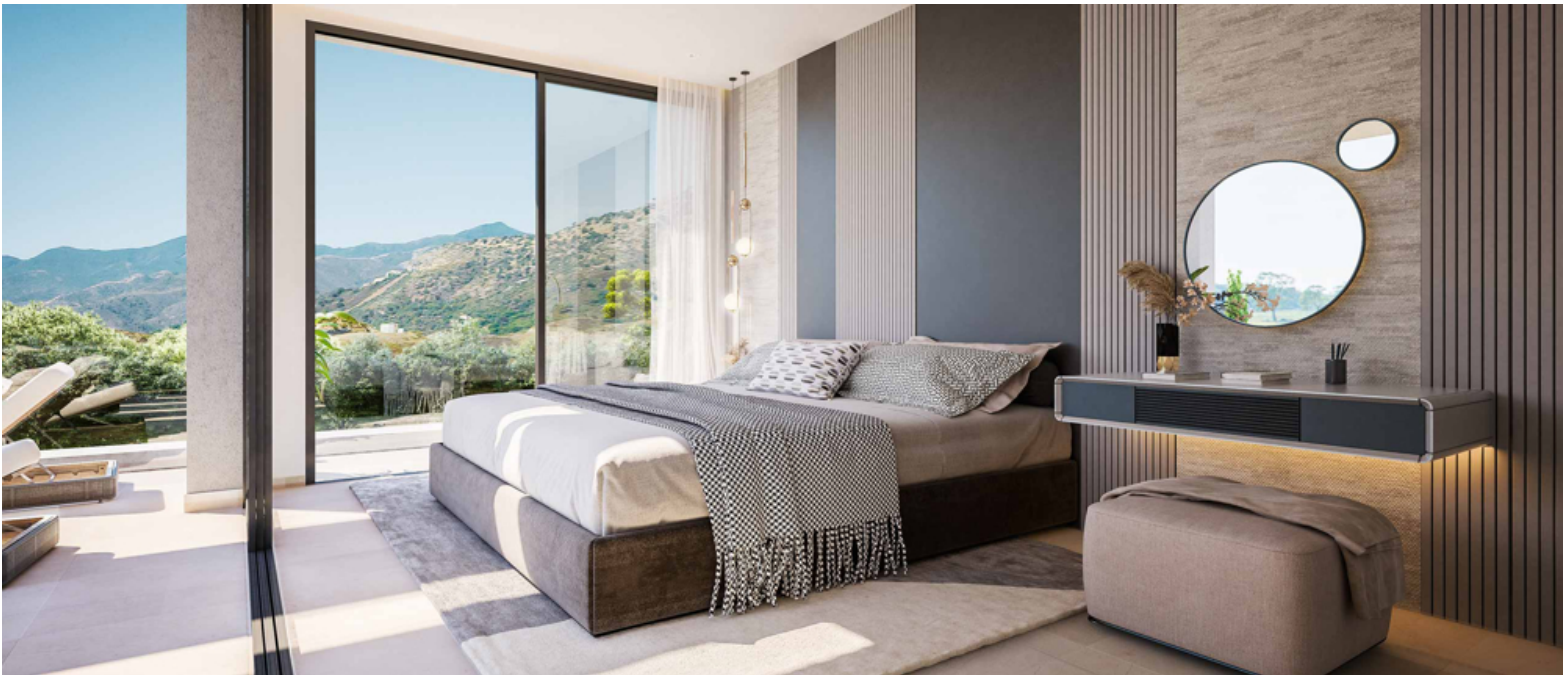
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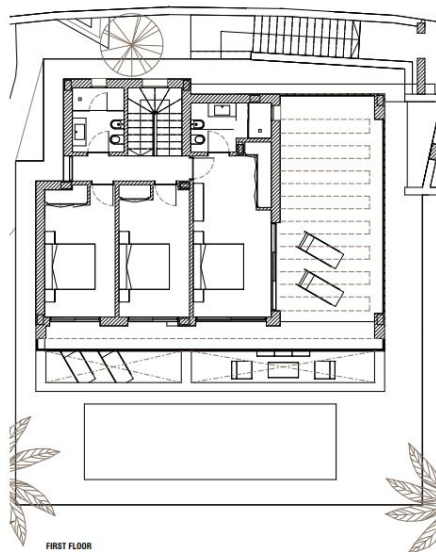
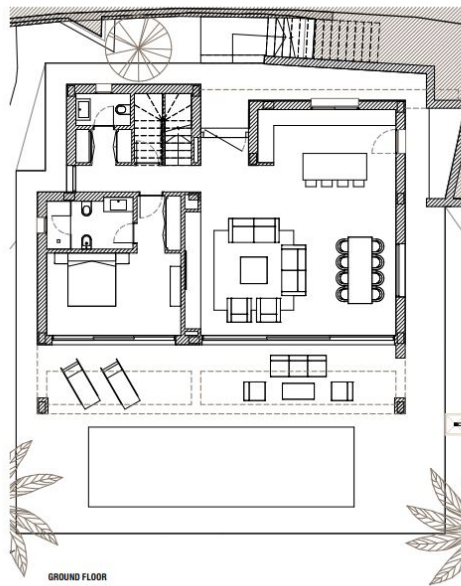
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## A first impression

Villa in a gated residential development with private security, clubhouse, spa, gym and Mediterranean gardens as well as incredible panoramic sea views. The total area is 269,000 m<sup>2</sup> and in its initial phase there are 49 villas in 5 different style configurations. The different types of homes on offer, of modern and contemporary design, aim to integrate architecture with nature. They will have indigenous Mediterranean gardens and private swimming pool. In addition, easy access to Marbella and Estepona make this one of the most exciting residential projects in many years. 4 bedrooms and 4 bathrooms distributed over two levels. The ground floor contains a large open plan living area including a fully fitted kitchen, lounge and dining area as well as the master bedroom with en suite bathroom and another bathroom. master bedroom with bathroom en suite and another guest bathroom. The first floor has 3 bedrooms and 2 bathrooms with the option to create the master suite upstairs. The most outstanding features include independent underfloor heating by water, Cortizo underfloor windows with Cortizo floor-to-ceiling windows (integrating the interior communal areas with the terraces) or pre-installation of domotic systems. The plot includes a 30m<sup>2</sup> private parking area set within landscaped Mediterranean gardens, culminating the Mediterranean design gardens, culminating in an impressive private swimming pool with a Sukabumi coloured porcelain.

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## Details of amenities

### QUALITY SPECIFICATIONS

Fully fitted kitchen with Siemens appliances.  
Ceramic work surfaces.  
Mediterranean design gardens with private swimming pool.  
Bticino Living-light series switches and sockets or similar.  
Concealed ducted hot and cold air conditioning.  
Water underfloor heating.  
Electric underfloor heating in bathrooms.  
Villeroy & Boch bathroom fittings and taps by Grohe or similar.  
Pre-installation of home automation system.  
Bticino video entry system.  
Large-format ceramic tiling (floor to ceiling) in bathrooms.  
Ceramic porcelain flooring 90 x 90cm.  
Cortizo sliding windows with thermal break and double glazing.



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## All about the location

The municipality of Benahavís covers 145 km<sup>2</sup> of spectacular mountains, forests and countryside that are home to some of the world's most expensive villas as well as the luxury enclaves of La Zagaleta and El Madroñal. Nature lovers will feel right at home here, with nature trails to explore or a large reservoir that is home to many species of wildlife. A perfect place to sit and watch the world go by. There are few places on the Costa del Sol that enjoy such uninterrupted views of the surrounding mountains, forests and rivers.

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## Other information

Methods of payment RESERVE - A reservation deposit of 15.000 Euros, PRIVATE PURCHASE CONTRACT - Within 3 weeks from the date of signing the reservation document, the buyer undertakes to sign the private purchase contract with the developer of the complex, paying the amount of 30% of the sale price plus the corresponding applicable VAT and deducting the amount already paid as a reservation. STRUCTURE - With the certification of the completion of the structure, 20% of the sale price plus the corresponding applicable VAT will be paid. FINAL PAYMENT - 50% of the purchase price plus applicable VAT and other applicable taxes on delivery of the property applicable with the handover of the property and signing of the public deed of sale. deed of sale.

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## Contact partner

For further information, please contact your contact person:

Anke Borchert

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Centro Comercial Guadalmina IV, local 14 Marbella

**E-Mail:** [marbella@von-poll.com](mailto:marbella@von-poll.com)

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