



REF: # 6945

MARBELLA (BENAHAVIS)

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#### INFO

<b>PRIX:</b>	2.950.000 €
<b>Type de propriété:</b>	Villa
<b>EMPLACEMENT:</b>	Marbella (Benahavis)
<b>CHAMBRES À COUCHER:</b>	5
<b>BA ENFANTS:</b>	6
<b>BUILT:</b>	970 (m2)
<b>PAS:</b>	3.960 (m2)
<b>TERRASSE:</b>	-
<b>A ENFANTS:</b>	
<b>DE PLANTE:</b>	-
<b>MESSAGE</b>	-

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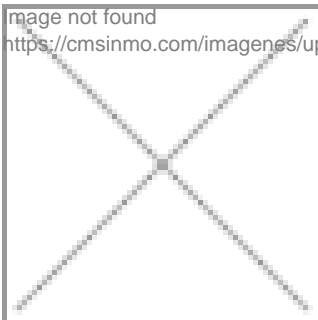


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#### DESCRIPTION

This luxury 970m2 villa has been inspired based on its privileged location and exceptional sea views together with an Andalusian style. Located in BENAHAVIS, 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 chlorine 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.

STYLE	VIEW	CLIMATISATION	DISTANCE :
<ul style="list-style-type: none"> <li>moderne</li> <li>contemporain</li> </ul>	<ul style="list-style-type: none"> <li>Panoramico</li> <li>Ocean</li> <li>Une vue sur la montagne</li> </ul>	<ul style="list-style-type: none"> <li>Central</li> </ul>	Beach : 6 Km aéroport: 60 Km : 1 Km
POSITION	PARKING PAS. CAR	ZONES	ÉTAGE
Sur	: 4	<ul style="list-style-type: none"> <li>stockage</li> <li>Ou chambre BAINADE</li> </ul>	<ul style="list-style-type: none"> <li>Tuiles</li> <li>Marbre</li> <li>Stone</li> </ul>
CUISINE	JARD RIVIÈRE ET TERRASSES N	CHAUFFAGE	EXTRA
<ul style="list-style-type: none"> <li>Cuisine</li> <li>Cuisine équipée</li> <li>Granit</li> </ul>	<ul style="list-style-type: none"> <li>Terrasse couverte</li> <li>Terrasse ouverte</li> <li>Feux extérieurs</li> <li>arbres fruitiers</li> <li>Palm</li> <li>Paysage</li> <li>gazon</li> <li>murs en pierre</li> <li>hayon</li> <li>Jard RIVER n privée</li> </ul>	<ul style="list-style-type: none"> <li>Chauffage buif ENFANTS cheminée</li> </ul>	<ul style="list-style-type: none"> <li>Intégré</li> <li>Alarme</li> <li>Porte de sécurité</li> <li>Double vitrage</li> <li>La surveillance vidéo</li> <li>Stockage</li> <li>Laundry</li> <li>Elevator</li> </ul>

***"Experience our experience - Because you deserve the best"***