

## Sales - House - Benahavís

# 3.900.000€

**Benahavís**

**House**



5



7



775 m<sup>2</sup>



2035 m<sup>2</sup>

Discover the epitome of luxury living with this stunning turnkey villa project in the exclusive area of Montemayor. Spanning 775 m<sup>2</sup> of constructed space and 658 m<sup>2</sup> of usable area, this villa is designed to meet all your desires for a dream home. Construction is ready to start with an approved license, ensuring a smooth and hassle-free process. Completion is expected for summer 2026. The project is designed with five spacious bedrooms and seven opulent bathrooms across three meticulously planned levels. Quality is paramount, with high-grade materials used throughout the property. This exquisite villa offers an array of high-end amenities, including a full gym, private cinema, game room, wine cellar, elevator, and sauna. Every detail has been thought of to provide you with the ultimate luxury living experience. Situated on a generous 2,035 m<sup>2</sup> plot, the villa is south-facing, ensuring abundant natural light throughout the day. The property also includes built-in wardrobes, a storage room, and a secure garage space. Additionally, it features a state-of-the-art heating and cooling system for year-round comfort. Take advantage of this rare opportunity to own a piece of paradise in Montemayor. Act now, and customize this incredible villa to your exact specifications, and enjoy a lifestyle beyond compare. This is more than just a home; it's a sanctuary of luxury and comfort waiting for you.

### Setting

- ✓ Country
- ✓ Close To Golf
- ✓ Close To Forest

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Investment
- ✓ Luxury
- ✓ Off Plan
- ✓ Resale
- ✓ With Planning Permission
- ✓ Contemporary

### Orientation

- ✓ South

### Views

- ✓ Sea
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Forest

### Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

### Condition

- ✓ Excellent
- ✓ New Construction

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Sauna
- ✓ Games Room
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Basement

### Parking

- ✓ Garage
- ✓ More Than One
- ✓ Private

### Pool

- ✓ Private

### Furniture

- ✓ Not Furnished

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone









**BUILT AREA TOWN HALL**

Level 0	164,36 m <sup>2</sup>
Level -1	147,52 m <sup>2</sup>
Level -2	0,00 m <sup>2</sup>
<b>TOTAL</b>	<b>312,29 m<sup>2</sup></b>
<b>BUILT AREA ALLOWED</b>	<b>312,82 m<sup>2</sup></b>
<b>PLOT AREA</b>	<b>2.035,85 m<sup>2</sup></b>

  

REAL BUILT AREA	Sup. Interior 100%	Sup. Interior 0%	Porches 50%	Pergolas 0%	TOTAL
Level 0	160,18 m <sup>2</sup>	0,00 m <sup>2</sup>	8,36 m <sup>2</sup>	97,96 m <sup>2</sup>	266,60 m <sup>2</sup>
Level -1	125,15 m <sup>2</sup>	42,27 m <sup>2</sup>	45,56 m <sup>2</sup>	32,00 m <sup>2</sup>	245,98 m <sup>2</sup>
Level -2	0,00 m <sup>2</sup>	283,66 m <sup>2</sup>	0,00 m <sup>2</sup>	0,00 m <sup>2</sup>	283,66 m <sup>2</sup>
<b>TOTAL</b>	<b>285,33 m<sup>2</sup></b>	<b>325,93 m<sup>2</sup></b>	<b>53,92 m<sup>2</sup></b>	<b>109,96 m<sup>2</sup></b>	<b>775,14 m<sup>2</sup></b>





