

Ref.-ID: MIBGR4625761

Benahavís

Дом

Коммунальные: 2,484 EUR / год

ИБИ: 1,385 EUR / год



5



6



1174 m2



4681 m2

In the exclusive gated community of Benahavis, Marbella Club Golf Resort, stands a newly built contemporary villa offering captivating sea views. Boasting 24-hour security, a golf course, restaurant, and an equestrian center, this residence is crafted with premium materials, featuring an open-plan design, abundant natural light, double-height ceilings, and expansive windows. The entrance level welcomes you with a spacious living room adorned with a stunning fireplace, complemented by book-matched marble. The open-plan layout seamlessly connects to the Gaggenau-equipped kitchen. Both areas have access to the terrace through pocket Schuco doors, providing panoramic views of the Mediterranean Sea, Gibraltar, and the Moroccan coastline on clear days. Additionally, this level features a small swimming pool separate from the main pool and garden. On the right side of the entrance, two en-suite bedrooms and a garage, capable of accommodating 3-4 cars and a golf buggy, are located. Noteworthy is the garage's glass wall, allowing you to admire your collection from outside. Ascending to the upper level, the main bedroom awaits with an en-suite bathroom, bathtub, shower, walk-in wardrobe, and a private terrace with magnificent views. A walkway overlooking the living room leads to two more en-suite bedrooms with terrace access. Descending to the lower level, a versatile space serves as a laundry, wine cellar, or additional storage. The area also houses a cinema room and spa featuring a sauna, steam room, and shower. A guest toilet on this level provides access to the main garden, swimming pool area, and a covered outdoor kitchen. Luxurious features abound throughout, including pocket doors, hot/cold air conditioning, underfloor heating, and an elevator connecting all floors. Nestled in one of the premier gated communities, Marbella Club Golf Resort ensures security with guards at the entrance and additional barriers on all streets. Villa Bentayga, the epitome of luxury living, enjoys the exclusivity of being in a private area with only two current villas and an additional gate.

#### Расположение

- ✓ Первая линия гольфа
- ✓ Город
- ✓ Горная деревня
- ✓ Рядом с гольф-полем
- ✓ Рядом с городом
- ✓ Урбанизация

#### Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Полы с подогревом
- ✓ Полы с подогревом в ванной

#### Сад

- ✓ Приватный

#### ОРИЕНТАЦИЯ

- ✓ Юг

#### ВИД

- ✓ Море
- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

#### меры безопасности

- ✓ Огражденный комплекс
- ✓ Охрана 24 часа

#### Состояние

- ✓ Отличное
- ✓ Новое строительство

#### Особенности

- ✓ Крытая терраса
- ✓ Приватная терраса
- ✓ Тренажерный зал
- ✓ Сауна

#### Парковка

- ✓ Гараж
- ✓ Приватная

#### бассейн

- ✓ Приватный

#### Кухня

- ✓ Полностью оборудованная

























PLANTA BAJA	
EDIFICACION	IMPORTE UTM
ESPACIOS CONSTRUIDOS	
AREA CONSTRUIDA	100,00 UTM
AREA DE PAVIMENTACION	100,00 UTM
AREA DE VERDE	100,00 UTM
AREA TOTAL	300,00 UTM
ESPACIOS DE CONSERVACION	
AREA DE CONSERVACION	100,00 UTM
AREA DE VERDE	100,00 UTM
B. UTM (B.A.) - Total	
Edificacion	100,00 UTM
Conservacion	100,00 UTM
C. UTM (C.A.) - Total	
Edificacion	100,00 UTM

Planta de Final de Obra:  
**BENAVIS**  
 Via 15 de Septiembre 1313, del Distrito Pinar del Rio

**VIVIENDA UNIFAMILIAR AISLADA**  
 Abril 2023  
**02.a**  
 Planta Baja Construida  
 ESCALA 1/500

PROMOTOR: Culleritas, S.L.U.  
 ARQUITECTO: Javier Rodríguez Latorre  
 #Asociación #11 de Avila grande



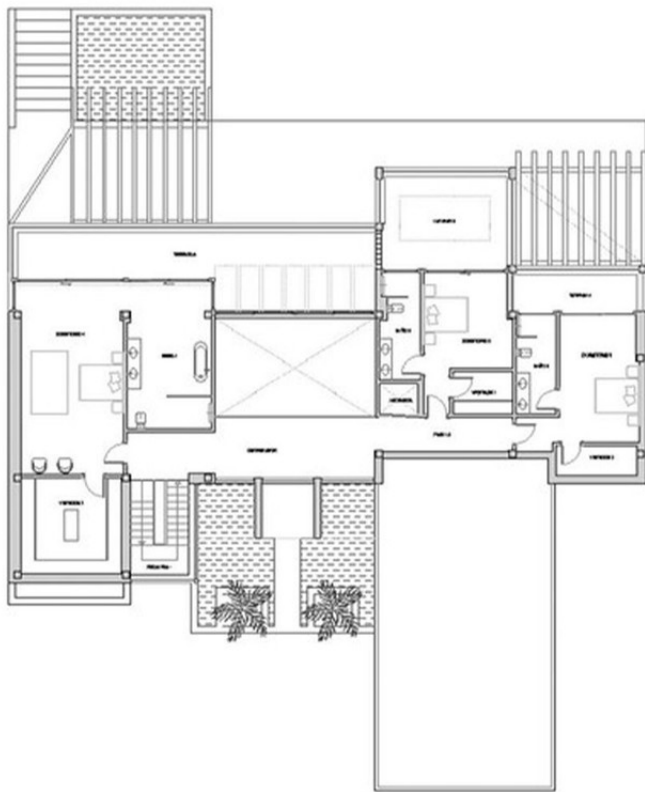
PLANTA SEGUNDA	
EDIFICACION	IMPORTE UTM
ESPACIOS CONSTRUIDOS	
AREA CONSTRUIDA	100,00 UTM
AREA DE PAVIMENTACION	100,00 UTM
AREA DE VERDE	100,00 UTM
AREA TOTAL	300,00 UTM
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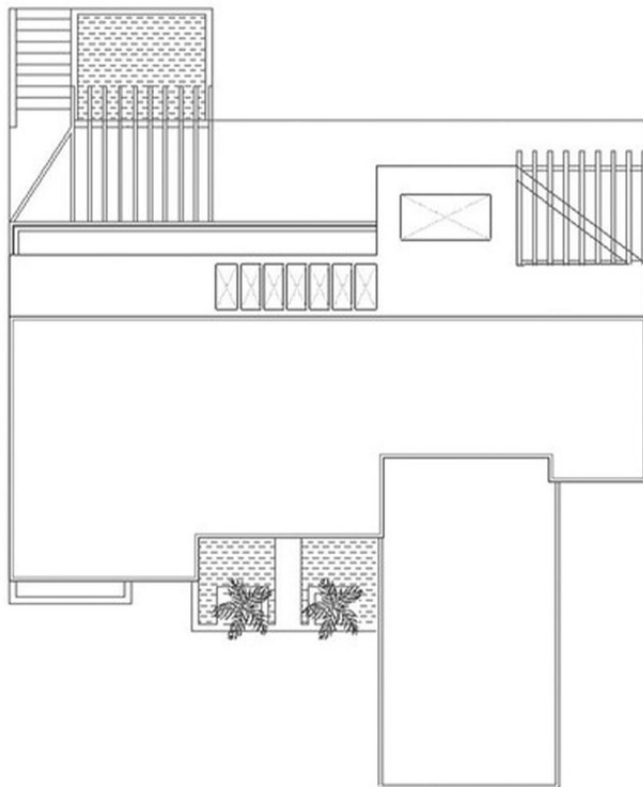
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 ARQUITECTO: Javier Rodríguez Latorre  
 #Asociación #11 de Avila grande



REPARTICIÓN	
DESCRIPCIÓN	ALFOMETRÍA (m <sup>2</sup> )
<b>ESPACIOS HABITACIONALES</b>	
SALA DÍA	29,25 m <sup>2</sup>
COCINA	13,82 m <sup>2</sup>
COMEDOR	19,57 m <sup>2</sup>
HALL	13,12 m <sup>2</sup>
SALA DÍA	18,78 m <sup>2</sup>
COCINA	11,74 m <sup>2</sup>
COMEDOR	19,29 m <sup>2</sup>
HALL	16,07 m <sup>2</sup>
W.C. HABITABLE	2,02 m <sup>2</sup>
<b>ESPACIOS SERVICIO</b>	
W.C. HABITABLE	3,94 m <sup>2</sup>
W.C. HABITABLE	3,94 m <sup>2</sup>
<b>ESPACIOS COMUNICACIÓN</b>	
CORRIDOR	
CORRIDOR 2	
CORRIDOR 3	
CORRIDOR 4	
<b>ESPACIOS COMUNICACIÓN (sin)</b>	
CORRIDOR	
CORRIDOR 2	
<b>ESPACIOS COMUNICACIÓN (sin)</b>	
CORRIDOR	
CORRIDOR 2	
<b>ESPACIOS COMUNICACIÓN (sin)</b>	
CORRIDOR	
CORRIDOR 2	
<b>ESPACIOS COMUNICACIÓN (sin)</b>	
CORRIDOR	
CORRIDOR 2	
<b>ESPACIOS COMUNICACIÓN (sin)</b>	
CORRIDOR	
CORRIDOR 2	
<b>ESPACIOS COMUNICACIÓN (sin)</b>	
CORRIDOR	
CORRIDOR 2	

**Plano de Final de Obra:**  
**BENIAVIÑIS**  
 N<sup>o</sup> 19, Desarrollo Urbanístico, Red General de Irrigación P49996309

**VIVIENDA UNIFAMILIAR AISLADA**  
 Abril 2023  
**04.a**  
 Planta Pilares, Distribución  
 ESCALA 1/500.



**Plano de Final de Obra:**  
**BENIAVIÑIS**  
 N<sup>o</sup> 19, Desarrollo Urbanístico, Red General de Irrigación P49996309

**VIVIENDA UNIFAMILIAR AISLADA**  
 Abril 2023  
**05.a**  
 Planta Cubierta  
 ESCALA 1/500.