

# New villa Los Almendros Gated in Benahavís

*Benahavis, Marbella, Málaga, Andalucía, the Costa del Sol, Spain*

New luxury villa with stunning frontline sea views in the heart of the Costa del Sol in the hottest spot for luxury villas in Marbella. It is located in an exclusive gated community Los Almendros Gated near Los Arqueros Golf & Country Club. This modern villa with large glass windows have been designed in the mediterranea style using the latest techniques. All the rooms and bathrooms have panoramic sea views. Water of the swimming pool creates a link between the industrial elements and the environment. Transparent floors and simplicity of shapes create space for daylight and dissolve the boundaries between the outer and inner spaces, organically fitting the structure into the environment.

## Benefits buying off-plan

It is a very comfortable and profitable way to build your luxurious property in a dream place at the cheapest price and with the guarantee of a solid construction company. Buy 40% below market price. You can choose internal distribution and interior design.

**Price from:** 1.290.000 €

## Payment terms

Reservation Fee 20.000 €

Buy the plot 490.000 €. One 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.

Sing the contract 30.000 €

Start building 20%

Monthly payment. Construction completion time of 12-14 mes

The final utility connections and first occupation lisenze for you.

## Over the plot

+ Additional buying cost

ITP: 21%

Notary's fees: 0,3-0,5%

Registration fees: 300-600€

## Over the building cost

+ Additional buying cost

ITP: 10 % Notary's fees: 0,3-0,5%

Registration fees: 300-600€

Plot: 996m2

Built Living Area: 225m2

Living Area: 180 m2

Total Built: 516 m2

Covered Terraces: 148 m2

Total Covered Area: 996 m2

Terraces: 243 m2

Swimming pool 51.51 m2



- Eco design, luxury apps;
- 2 levels;
- 4 bedrooms (with luxury on-suite bathrooms);
- 5 bathrooms;
- Swimming pool finished with white mosaic;
- Magnificent frontline sea views from the spacious terraces;
- Fully equipped kitchen with aluminium BEKO appliances: induction hob, oven, extractor, microwave, refrigerator/freezer; White lacquered handle less drawers and cabinets;
- The large sliding glass windows, Built-in wardrobes, suspended ceiling, the highest quality materials, elegant interior design. Heating and air conditioning with eco saving, each room has independent control. Pre-installation of blinds. Bticino video entry system. High quality marble floor and the best woods and carpentry.
- Premium qualities, luxury finished, designer fixtures;

#### Ground floor

- Living area 92.43 m2
- Covered terraces 79.58 m2
- Uncovered terraces 95.16m2
- Pool 51.51 m2

#### First floor

- Living area 87.83 m2
- Covered terraces 68.61 m2

Eco building with very low energetic consumption. High quality construction using the latest technology. Luxury exclusive interior design are created using only the very highest quality materials.

#### Marvelous location

11 min. from Benahavis, 10 min. from Puerto Banus, 15 min. from Marbella

#### Optional extras:

it is possible to install additional: Elevator, blinds or electric blinds, automated irrigation systems, hot water for swimming pool, Domotic System (alarm, camera, mobile app to control everything), Multi-color LED Lighting in the swimming pool 4x3m, photovoltaic panels for self-consumption, underfloor heating system, chillout area with fireplace, Wine cellar, and so on.









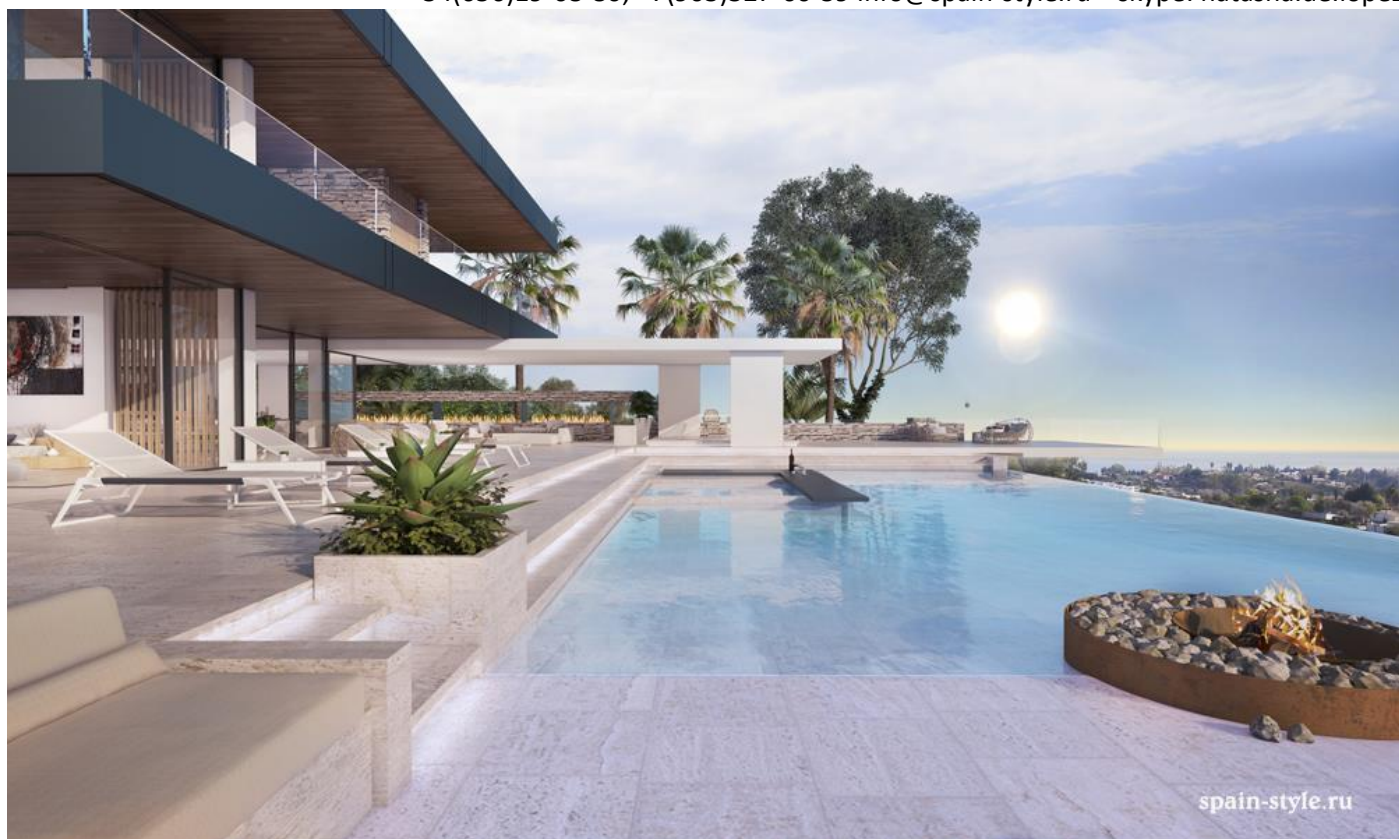




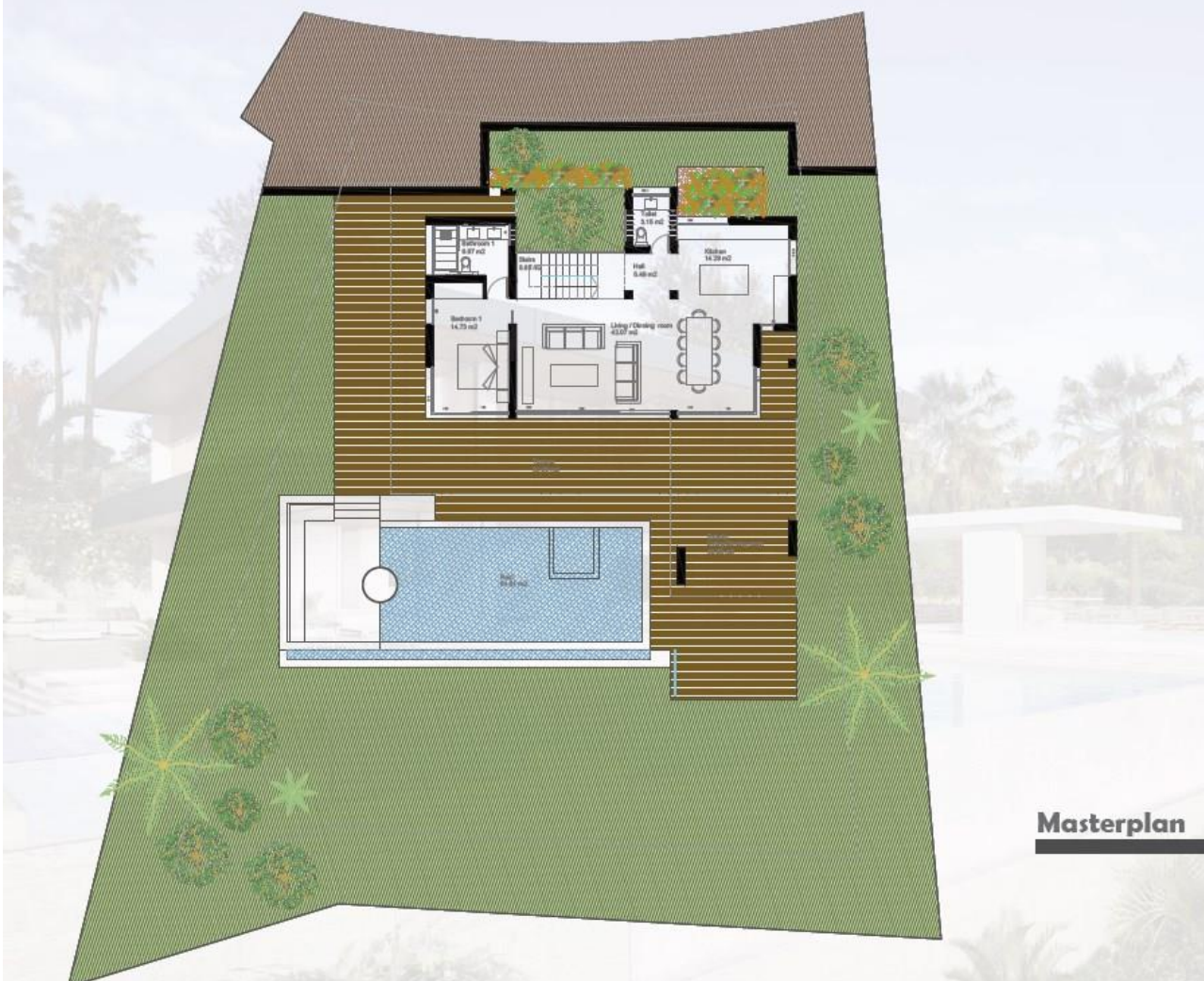




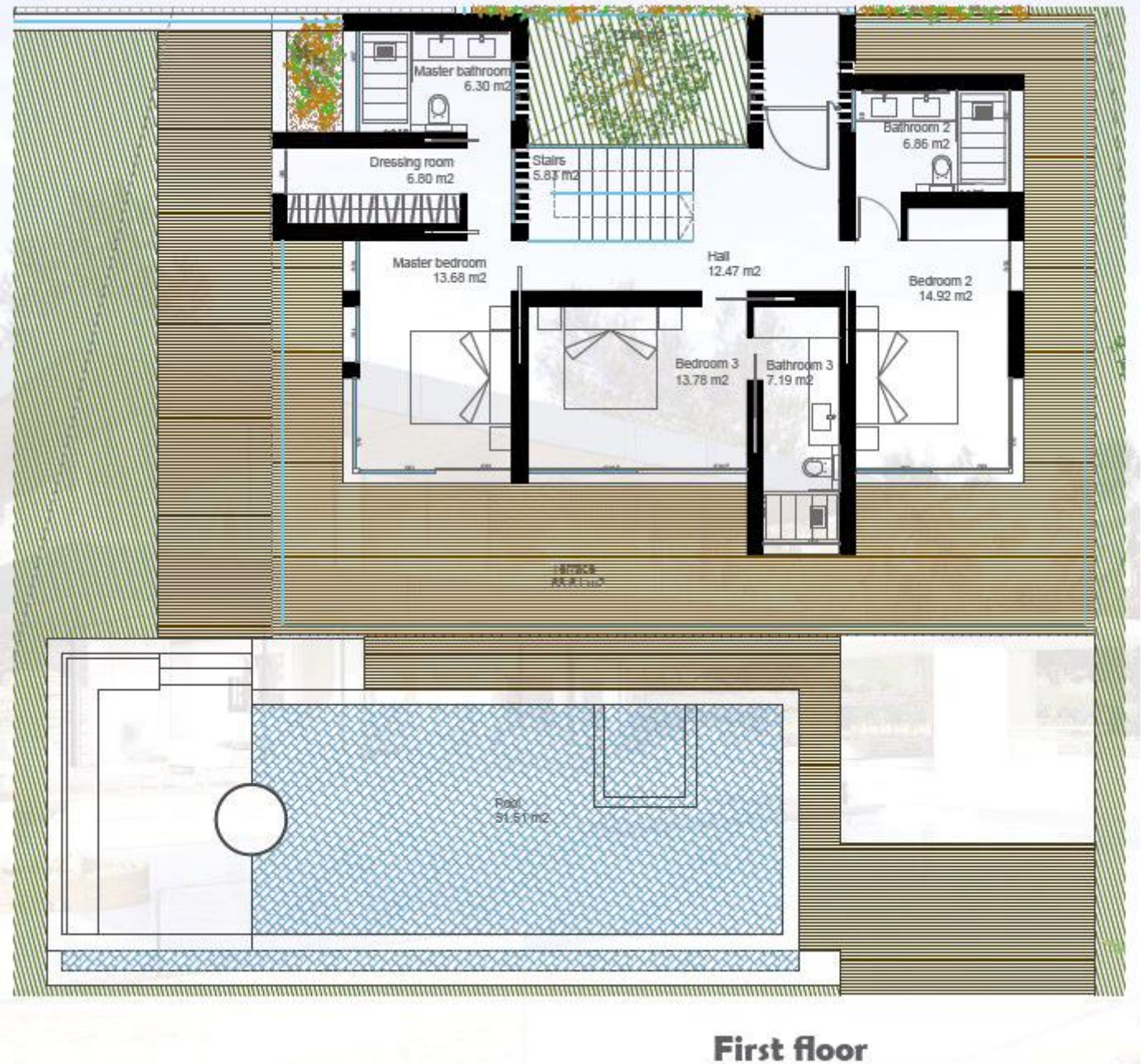
















**Ground floor**

