

# LUXURY OFF-PLAN VILLA IN BENAHAVÍS

**Av. Real de la Quinta, Málaga, España**

## 5.195.000 €




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## The essentials

**Type of operation:** Venta

**Area: 539** m²

**Lot size: 376** m²

**Plot:** 1636

**Bedrooms: 4** beds

**Bathrooms: 5** baths

**Floors: 2** floors

**Garage:** 3

**Storage room:** 1

**CEE:** En Trámite

**Status:** A estrenar, Brand New, Excellent

**Category:** New Builds, Villa

**ID property:** C427V

## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Furnished kitchen, Home automation, Kitchen equipped with appliances, Parking, Pool, Porcelain tile floor, Private Garden, Sea view, Security door, Storage room, Terrace, Villa

**EXCLUSIVE OFF-PLAN LUXURY VILLA WITH PANORAMIC SEA AND LAKE VIEWS IN AN EXCLUSIVE SETTING IN BENAHAVÍS**

Fortuny Hogares Únicos presents this exceptional plot with a project and customizable execution, a unique opportunity to create a bespoke villa with spectacular open views of the sea and the lake, in a top-tier natural environment where design, exclusivity and quality of life come together to offer an unparalleled residential experience.

## Location

Located in the prestigious urbanization of Real de la Quinta, this villa is set in one of the most exclusive and up-and-coming residential enclaves in Benahavís, renowned for its privacy, security and stunning natural surroundings between mountains and open sea views. The complex offers high-end services such as a golf course, artificial lake for water sports, sports areas, wellness center and 24-hour security, all designed for a sophisticated lifestyle in harmony with nature. In addition, its excellent location provides quick access to Marbella, Puerto Banús and the best beaches on the Costa del Sol, as well as a wide range of restaurants, international schools and premium services, making it an ideal choice for those seeking luxury, tranquility and exclusivity.

## Layout

According to the project, the villa is set on a large 1636m2 plot. The property is south-southwest facing. It has a total built area of 539m2, with 376m2 built living space, 301m2 usable living space and 163m2 of terraces. It is distributed over two floors:

## Ground Floor

It consists of an entrance hall, a spacious, bright and modern living-dining room with an open-plan kitchen and double-height ceilings. From the living room there is access to the terrace and outdoor areas. A hallway leads to three spacious bedrooms. The master bedroom features a walk-in closet, an en-suite bathroom and access to the terrace. A second bedroom with built-in wardrobes, an en-suite bathroom and access to the terrace and pool. The third bedroom includes built-in wardrobes. A full bathroom serves the remaining areas. There is also a laundry area and access to the garage. The upper floor is accessed via stairs.

## First Floor

It consists of a large and luxurious bedroom with a walk-in closet, an en-suite bathroom and terraces on both sides.



## Qualities

The property meets the highest construction standards and features excellent qualities. Highlights include a security entrance door, smooth white lacquered interior doors, built-in wardrobes with lacquered fronts and interior lining, lacquered aluminum carpentry, double-glazed windows. Underfloor heating, air conditioning (hot/cold) and ducted heating system with Airzone. Large-format porcelain stoneware flooring by Keraben and non-slip porcelain flooring on terraces. High-end fully furnished and equipped kitchen. Digital video intercom and electric vehicle charging point in the garage. Home automation system with pre-installation for climate control, lighting, sound and smoke detection.

## Outdoor Areas

The exterior of the property is truly outstanding. It features a large 136m2 terrace, ideal for outdoor dining, chill-out area or adapted to the owners' needs, and an infinity pool. Landscaped garden with automatic irrigation and fruit trees including avocado, mango, mandarin, orange, lemon, almond and pomegranate trees.

## Regulations

Energy certificates in process. In compliance with the Andalusian Government Decree 218/2005 of October 11, consumers are informed that the indicated price does not include costs arising from the purchase of the property according to current legislation (ITP, notary fees and, in the case of new developments, VAT).

## Contact Us

For more information, please do not hesitate to contact us. We will be delighted to assist you.





