

## 4 bedroom Villa for sale in Benahavis, Málaga

2,775,000€



Luxury New Build Villa in Monte Mayor, Benahavis - Nature, Privacy and Sea Views&#13;&#13;Exclusive Contemporary Villa in the Heart of Monte Mayor Valley&#13;This exceptional new build villa in Monte Mayor, located in the hills of Benahavis, offers an unrivaled blend of modern design, natural beauty, and privacy. Nestled within one of the most prestigious gated communities on the Costa del Sol, this property enjoys spectacular panoramic views of the Mediterranean Sea and surrounding mountains. Monte Mayor is renowned for its tranquility, security, and exclusivity, making it the perfect choice for those seeking a refined lifestyle surrounded by nature.&#13;&#13;Elegant Design and Smart Distribution&#13;Built on three levels, this villa has been carefully designed to maximize comfort and scenic views.&#13;Ground floor: Three spacious bedrooms with en-suite bathrooms, guest toilet, laundry room, and a bright living area opening onto a large terrace with a private heated pool. The open-plan living-dining area connects seamlessly with the fully equipped kitchen and covered terrace, ideal for entertaining or relaxing outdoors.&#13;First floor: Versatile space that can be used as a gym, studio, or additional bedroom, complemented by a covered terrace and an outdoor kitchen.&#13;Second floor: A garage for two cars and additional storage room.&#13;&#13;The villa features high ceilings and floor-to-ceiling windows, filling the interiors with natural light and creating a sense of openness and harmony.&#13;&#13;Sustainable Luxury and Advanced Technology&#13;This property has been built by renowned Belgian developers, guaranteeing top-quality materials and finishes. It includes underfloor heating, a fully equipped kitchen and bathrooms, and solar photovoltaic panels with battery storage to ensure maximum energy efficiency. The green roof enhances insulation, supports local biodiversity, and integrates the villa beautifully into its natural surroundings, promoting a sustainable and eco-friendly lifestyle.&#13;&#13;Prime Location in Benahavis, Costa del Sol&#13;Monte Mayor offers 24-hour security, 330 hectares of protected green areas, and total privacy just 15 minutes from Marbella and Puerto Banús.&#13;Marbella and Puerto Banús: 15 km (15 minutes)&#13;Beach: 10 km&#13;Estepona: 20 km&#13;Malaga Airport: 75 km (50 minutes)&#13;Golf courses: 5-10 km&#13;&#13;Live the Authentic Costa del Sol Lifestyle&#13;This luxury villa in Monte Mayor, Benahavis, represents the perfect balance

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|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  4 bedrooms                    |  4 bathrooms                              |  530m <sup>2</sup> Build size  |
|  2,103m <sup>2</sup> Plot size |  Garden                                   |  Private pool                  |
|  Gated                         |  Solarium: Yes                            |  Views: Sea                    |
|  Near Schools                  |  Near Commercial Center                   |  Elevator/Lift                 |
|  Double Bedrooms: 4            |  Gym                                      |  Number of Parking Spaces: 2   |
|  Beach: 8000 Meters            |  Laundry Room                             |  Useable Build Space: 460 Msq. |
|  Storage / Trastero            |  Parking - Space - Garage - Double Garage |  Toilet: 2                     |
|                                                                                                                  |                                                                                                                              |  Terrace: 551 Msq.             |



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