



**La Quinta Golf & Country Club**

## **3 Bedroom Villa**

**Spain, Benahavis**

**€1.380.000**

**Ref: MAS438088**

SEA & GOLF VIEWS! LUXURY OFF PLAN DETACHED VILLA IN BENAHAVÍS. Los Almendros is a luxury villa of elegant and modern design. Located near the best golf courses in Benahavis, where you can enjoy stunning views of the golf courses from your terrace, while the sun sets over the Mediterranean Sea. The ideal place to relax and enjoy the Costa del Sol. This spacious, 2-level Costa del Sol villa will be built with only the best materials and to the highest of standards. Our Los Almendros villa offers maximum accommodation with the opportunity to customize it to your personal taste. A unique opportunity to live near the best golf courses and with fabulous sea views. The villa has been designed using only the highest quality materials and luxury finishes ensuring an air of sophistication thr...

# Gallery



# Property Description

**Location:** Spain, Benahavis

SEA & GOLF VIEWS! LUXURY OFF PLAN DETACHED VILLA IN BENAHAVÍS.

Los Almendros is a luxury villa of elegant and modern design. Located near the best golf courses in Benahavis, where you can enjoy stunning views of the golf courses from your terrace, while the sun sets over the Mediterranean Sea. The ideal place to relax and enjoy the Costa del Sol.

This spacious, 2-level Costa del Sol villa will be built with only the best materials and to the highest of standards. Our Los Almendros villa offers maximum accommodation with the opportunity to customize it to your personal taste. A unique opportunity to live near the best golf courses and with fabulous sea views.

The villa has been designed using only the highest quality materials and luxury finishes ensuring an air of sophistication throughout. Our in-house interior designers will work together with you to find the best choices in furniture and finishes. Using the latest techniques, your Los Almendros villa will have a functional and sustainable design, thus delivering an ecological and low maintenance building.

Every part of this amazing villa has been designed with care and to maximize its south orientation, taking full advantage of the natural beauty of its surroundings and benefitting the abundance of natural light. With innovative features and cutting - edge technologies, this wonderful property has contemporary aesthetics for living in the most exclusive luxury. The villa has been designed using straight lines and open spaces to create continuous spaces throughout.

All the rooms open on to an extensive garden, offering ample living areas. There is the added bonus of amazing views that overlook the golf courses and the Mediterranean Sea. Open plan living at its best, offering distinct areas with seamless access to large private terraces and the beautiful Infinity swimming pool.

Features include: Home Domotic system, Aerothermal heating system, underfloor heating, Climalit top of the range glass sliding doors and much more.

Despite being just conveniently located near some of the best golf courses, the beach, Puerto Banus and just a step away from the centre of San Pedro de Alcántara, Puerto del Almendro is high enough to enjoy unequalled views of the Mediterranean coast up to Gibraltar and the coast of Africa.

Puerto del Almendro is a small urbanization, formed by luxury villas and apartments, located in the middle of a beautiful landscape surrounded by a unique natural environment.

Your new home enjoys a privileged location, in the municipality of Benahavis, between Marbella and Estepona, known as the new Golden Mile, next to all kinds of services. This location offers easy access to both international airports in the coast: Gibraltar (30 min) and Malaga International Airport at only 45 minutes' drive.

#### BENEFITS BUYING OFF-PLAN

- Buy 40% below market price
- Possibility to change internal distribution
- You can decide the finishes
- We take care of the entire project to give you total peace of mind

#### TAXES

- On the plot: 21% V.A.T.
- On the building cost: 10% V.A.T.
- \* Development Companies will NOT pay taxes on building costs

#### NO ADDITIONAL COSTS

- All the construction licensing costs
- First occupation licens
- Utility connections / final connection fees
- An independent quality control company
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

#### TRIPLE GUARANTEE

- Up to 10 years structure
- 3 years installations
- 1 year finishes

### Additional Info

For Sale	Beds: 3	Baths: 4
Type: Villa	Living Area: 260sq m	Plot Size: 1000sq m

Parking spaces: 1

Energy rating: B

## Features

Sea views

Golf views

Walking distance to amenities

Swimming pool