

# BENAHAVIS

## VILLA IN MONTE MAYOR

Casa Cuiabá - New eco-friendly modern luxury villa with panoramic sea views in fabulous Monte Mayor, Benahavis

PRICE	9.750.000 EUR
REFERENCE	594193
BUILT	1.100M²
PLOT	5.127M²
BEDS	7
BATHS	7
IBI	- EUR / YEAR
COMMUNITY FEES	316 EUR / MONTH
GARBAGE	- EUR / YEAR



Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.



# CASA CUIABá - NEW ECO-FRIENDLY MODERN LUXURY VILLA WITH PANORAMIC SEA VIEWS IN FABULOUS MONTE MAYOR, BENAHAIVIS

This brand-new contemporary villa in Monte Mayor, Benahavis, is a hidden gem within an exclusive gated community spanning 330 hectares of valleys and hills, with more than half preserved as a green belt zone. Surrounded by protected nature and luxury properties, the estate offers 24-hour security, low-density living, and stunning views of the Mediterranean Sea, Gibraltar, and the African coast. The villa, located just 15 minutes from the sea and close to amenities, world-class golf courses, shops, restaurants, bars, beaches, and renowned schools, promises a luxurious lifestyle in the Marbella area.

The spectacular 1 100 m<sup>2</sup> house with 500 m<sup>2</sup> of terraces sits on a large 5,127 m<sup>2</sup> plot featuring a drought-tolerant garden. It is uniquely designed for comfort, enjoyment, and well-being, fully integrated with the mountains and customized to the plot, orientation, and views. The property, built with sustainable design principles, boasts a green roof, solar panels, energy-efficient LED lights, and oversized picture windows with Schüco frames offering 180-degree panoramic views of the sea and mountains.

The villa comprises private and public parts, with the Private Wing featuring a Master and Guest master bedroom, gym, private living room, and outdoor space. The Guest Wing includes bedrooms, living room, equipped kitchens, and outdoor areas. The cozy main living room features an integrated fireplace, while chic wood panels and exposed brick create a healthy ambiance in the lounge. A fireplace separates the magnificent Master bedroom and luxurious bathroom, both with wooden floors and feature walls. The fully fitted kitchen and dining area space, adorned with modern accents, makes cooking an art in any of the four kitchens, including one for a personal chef, equipped with superb Gaggenau appliances. A 6 m<sup>2</sup> walk-in refrigerator offers ample storage space, and the interior design is by Signature Design Concepts.

A fully equipped cinema room includes a state-of-the-art laser video system and Bose audio system. The closed garage accommodates 4-5 cars. Indoor and outdoor spaces are seamlessly integrated, featuring an imposing infinity pool with fountains, sunbathing areas, and multiple terraces for al fresco relaxation and entertainment. The garden includes an automated irrigation system, outside showers, pool loungers, sunbeds, and electrical infrared heaters in the outdoor lounge.

The home is tastefully furnished with high-end Italian furniture by Minotti, Mo...









Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.