













## ABOUT **THE VILLA**

For those who are looking to purchase a truly unique newly built detached property on the Costa del Sol in Spain, we present to you **Villa IIS**.

This imposing frontline golf masterpiece was designed by Tobal Architects, one of the most highly acclaimed architects in Marbella. This stunning property boasts breath-taking views of the legendary “La Concha” mountain, as well as spectacular sunrises over the golf course, the open sea towards Marbella and a panoramic evening sun over Gibraltar.

**The** Villa has an avant-garde design, with a contemporary but functional layout. It is airy and filled with natural sunlight with ultra-slim floor-to-ceiling automated windows that can be concealed into the walls. When opened, the interior unites seamlessly with the outdoor terraces and pool.

Arranged predominantly over one level, there is a large open-plan kitchen with a spacious dining and living area on one side, and on the other side, four generous bedrooms each with en-suite and fully fitted wardrobes, of which the master bedroom benefits from spacious dressing rooms.



The lower level offers a large cinema / gymnasium / games room (or option for a fifth bedroom or staff quarters), plus a generous four-car garage, laundry room and a large storage room. Outside, the villa celebrates outdoor living. The property is surrounded by wonderful gardens, sun terraces, BBQ area, heated pool, WC and changing room.

Designed to the very highest standards, we have drawn on all our expertise to bring this new jewel to the marketplace. This impressive build will appeal to buyers that are accustomed to uncompromised quality. It has taken months of hard work, with thoughtful and meticulous planning to guarantee the most demanding needs are met. The correct selection of tasteful materials was imperative to deliver a distinct and higher standard of home.

Particular attention has been given to every detail, including the exterior eye-catching impeccable finishing, the bespoke interior design and the beautifully landscaped gardens.











## KEY FEATURES

- Frontline golf
- Panoramic sea views
- Stunning mountain views
- Ultra-high ceilings (5.2m height in living areas and 3.2m height in bedrooms)
- Minimum-profile aluminium floor to ceiling electric sliding windows
- Modern unique kitchen
- Spacious dining area and family lounge room with contemporary gas fireplace
- Intelligent home system
- A/C (hot & cold) and under-floor heating
- Pre-installed lift
- Floor-to-ceiling interior doors, bespoke fitted wardrobes and interior carpentry
- Relaxing terraces
- Splendid heated saltwater swimming pool
- Expansive 4-car garage







## LOCATION

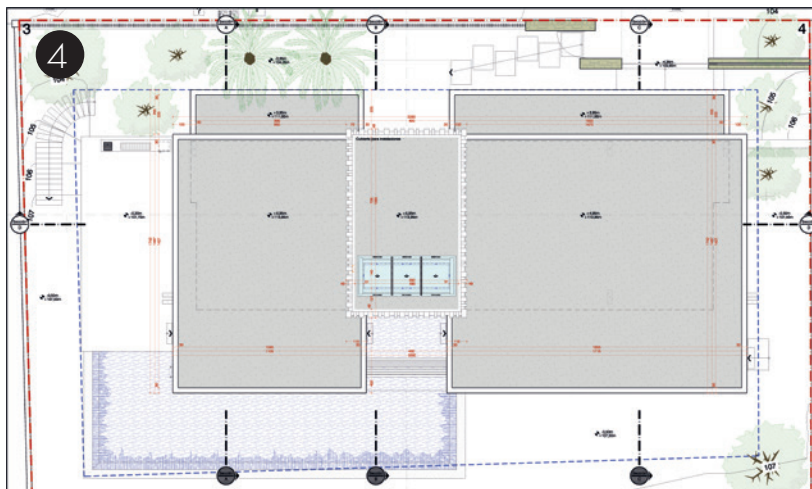
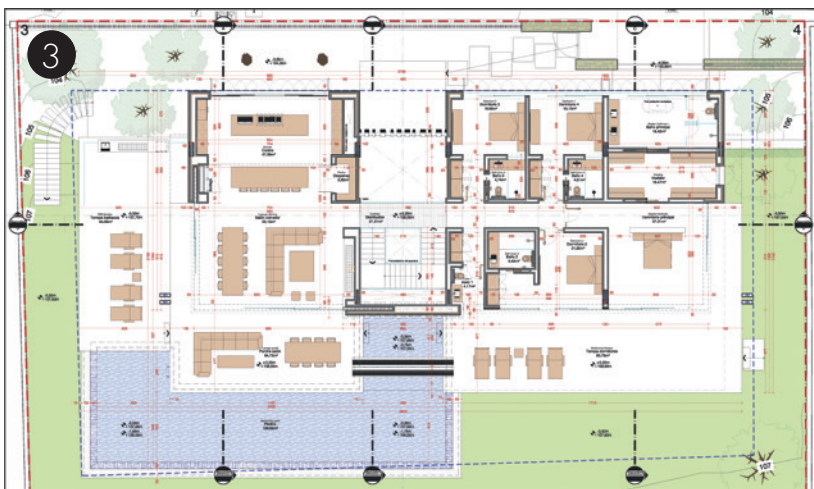
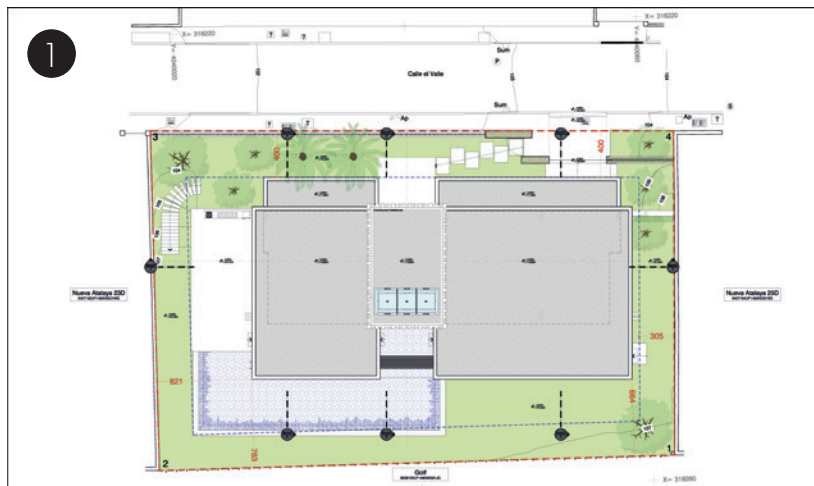
Sitting on a fairway on the Atalaya Golf course within the Benahavís municipality, this Nueva Atalaya residential estate offers 24-hour security and proximity to local amenities such as supermarkets, international schools as well as beautiful beaches. One of the most affluent municipalities in Andalucía, Benahavís is equidistant to Málaga and Gibraltar airport and a short drive from Marbella, Estepona and the Puerto Banús Marina which offers glamorous nightlife, flagship fashion stores, restaurants and beach clubs. As this area is one of the most sought-after and rapidly developing areas, the increased scarcity of land will cause properties in this locality to increase significantly in value.





Plot size: 1292m<sup>2</sup> | Built size: 767m<sup>2</sup> | Heated pool: 110m<sup>2</sup> | Bedrooms: 4 (option for 5) | Bathrooms: 4 | Garage: 4 (cars)





1. Aerial view
2. Lower level
3. Main level
4. Aerial lay out

\*Please note all images are computer generated. Floor plans are intended to be correct but may be subject to minimal alteration and enhancement during architectural finalisation of the villa. Furniture shown for illustrative purposes only.