

**BENAHAVÍS**  
**LA**  
**ALQUERÍA**

2.7





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# LA ALQUERÍA 2.7 (BENAHAVÍS)

Spectacular 6 bedroom contemporary villa with amazing panoramic views on golf and Mediterranean. This sophisticated and spacious villa is designed by the renowned architect Carlos Lamas and is located on the higher part of urbanisation Capanes del Golf in La Alqueria (Benahavis). As of its orientation, it offers unblocked views from all floors towards Gibraltar and the African continent.



**PLOT**

**1.573 m<sup>2</sup>**



**COVERED TERRACES**

**80 m<sup>2</sup>**



**BEDROOMS**

**6**



**BUILT INCL. BASEMENT**

**672 m<sup>2</sup>**



**BASEMENT**

**303 m<sup>2</sup>**



**BATHROOMS**

**6**

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## La Alquería

La Alquería is Marbella's most desirable, upcoming area, dotted with villas and attractively laid out apartments. La Alquería is home to all the best aspects of Costa del Sol living: tucked away in a secure environment with surveillance, where peace and privacy reign in the midst of stunning natural surroundings, but with the glamorous and sophisticated attractions of Marbella city centre and Puerto Banús just a few minutes away. La Alquería has a local supermarket, international school, sport facilities and is near the picturesque village of Benahavis, renowned for its gastronomy with highest concentration of quality restaurants in the Costa del Sol.

## Villa

This contemporary and modern villa is finished with wooden façade cladding and natural stone elements. Furthermore equipped with the best installations and use of high quality materials, designed for ease of use and functionality makes this villa truly one-of-a-kind. The interior lines that make up the architecture and interior of the villa are finished with the utmost attention to detail and quality, utilizing contemporary and distinctive materials. The villa has a built size of 369 m<sup>2</sup> plus spacious basement of 303 m<sup>2</sup> with a huge open plan space, on a plot of 1.573 m<sup>2</sup>.

Entering the plot through an automatic sliding door with a separate pedestrian entrance to a double, semi-covered carport and beautifully landscaped garden with olive trees and cypresses, securing privacy in a natural way. There is a separate storage space underneath the carport area designed for use of maintenance appliances and materials.

The entrance on the first floor will provide one of the most amazing features of the villa, the breath-taking views through the double high ceiling panoramic windows. The first floor gives access to the master suite and three more bedrooms all with bathrooms en suite, access to the balconies and the spectacular views. Next to the entrance door the elevator is situated and gives access to all floors.







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The ground floor level consists of an open plan space combining living, dining and kitchen area. The spacious island kitchen is finished with luxurious Calacatta marble elements and Gaggenau appliances. The dining area is set in the impressive double high ceiling space, with its floor to ceiling windows enhancing the feeling of space and light. The living area is decorated with wall covering cabinets, integrated Loewe television and fire place. Large covered terraces complement outdoor living, offering privacy, all overlooking the spectacular infinity pool with garden and the stunning views on golf and Mediterranean.

The large basement covers a total built space of 303 m<sup>2</sup> with climate-controlled bodega, technical rooms, laundry room and two more bedrooms with bathroom en suite. One of those is a large 45 m<sup>2</sup> bedroom with two high windows and French balconies, overlooking the golf area and Mediterranean. The large open plan space (95 m<sup>2</sup>) next to the staircase and elevator is ideal for creating a gym, wellness, home cinema or extra bedrooms.

The features of this turnkey villa include individual controlled, hot and cold air conditioning, underfloor heating, Sonos multiroom audio system, elevator, alarm system, domotics units for central control of screens, curtains and lighting, a heated pool with LED RGB lighting and automatic cover. The villa is fully decorated with designer interiors, a beautiful blend of modern Italian pieces with warm fabrics, tree tables and elegant decorations.

## **Features and qualities**

Built according the latest European standards, using materials of premium quality for durability, ease of use and design.

### ***Heating***

As the primary heating system, it has underfloor heating by marking the Polyterm water in the main areas and electric radiant floor in bathrooms, these last reduce the inertia and allow to achieve the desired temperature in a much shorter time than the water system. There is a pre-installation to include the system in the Lutron control system. The production of domestic hot water occurs, very efficiently, through the Daikin air conditioning system.

### ***Air conditioning***

They also have a VRV air conditioning system with Daikin brand that can work both cold and hot at the same time, each room has a thermostat and independent indoor unit, which allows the maximum level of flexibility and comfort. There is a pre-installation too to include the system in the Lutron control. The pumping, reduction and heating systems are of the WILCO brand.

### ***Lighting and domotics***

For this villa a detailed and complete study of lighting has been made, using different planes of indirect and direct lighting, accent and beaconing, using first brands such as Delta Light and Freppi. The lighting is controlled from a system of the Lutron brand, which allows the regulation of most of the lighting and the creation of scenes, both inside and outside. The Lutron system is controlled through switch pads in all rooms as well as through the Lutron app or Apple Home Kit. The control of natural lighting (screens on first floor and curtains ground floor) is also connected to the Lutron system.

### ***Audio and visual***

In telecommunications the villa is equipped with a Wi-Fi network that covers the entire surface and a TV-Ethernet distribution system wired for the connection of television devices. The main living room and the porch have discreet recessed speakers connected to a multi-room SONOS system. The rest of the house has a pre-installation to add more speakers and zones. The Sonos system is controlled through the Sonos app. For the enjoyment of audio-visual content with the highest quality, a pre-installation has been made for a home theatre system.

### ***Electrical installations***

The electrical installation is designed and installed according to current regulations, using only first quality materials as Hager, General Cable and Solera. The plumbing uses multilayer installations of the PERT-AL-PERT brand.





LIVING IN THE HILLS



# QUALITY SPECIFICATIONS

- High quality and secured aluminium double glazed windows
- Oversized Italian ceramic tiling interior & exterior areas
- Selection of high quality, sanitary items by Italian & German brands
- Underfloor heating throughout ground and first floors
- Air conditioning hot & cold with individual controls in all rooms
- Interior carpentry with hidden hinges, soft closing, floor-to-ceiling height (2.30 m) and seamless joints
- Interior decoration with a beautiful blend of modern Italian pieces with warm fabrics, tree tables and elegant decorations
- Solar powered energy system and hot water circulation pump
- Fireplace integrated in wall panelling
- Internal alarm system
- Modern and tropical landscaped gardens with different levels on the slope
- Electronic controlled Bandalux sunscreens on first floor areas, double ceiling window and curtains on ground floor
- Spectacular heated infinity pool with LED RGB lighting, automatic floating cover and water treatment
- Domotics system with lighting, screens and curtains control, a fully integrated sound system by Sonos ® and connectivity through Apple HomeKit ®
- Climate-controlled bodega in basement
- 3 stop elevator (ThyssenKrupp)
- Architectural lighting interior, exterior and garden
- Design island kitchen, cloak room and laundry room, all equipped with Miele and Gaggenau appliances
- Loewe (Bild) 4K Television
- Fiber optic internet connection

















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