

BENAHAVÍS - PANORAMIC SEA VIEWS

PRICE: 1.380.000€



◆ AMAZING SETTING



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.

Beds: 3 / Baths: 4
Built Area: 260,8 m²
Plot: 1.000 m²

◆ MEDITERRANEAN DREAM



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.

Covered Terraces: 49,21 m²
Uncovered Terraces: 83,8 m²
Pool: 49,47 m²



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.

Modern Design
Latest Technologies
Eco Home

◆ YOUR DREAM HOME



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. Our in-house interior designers will work together with you to find the best choices in furniture and finishes.

Fluid Design
Cutting Edge Technology
Contemporary Aesthetics

◆ TRUE RELAXATION



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.

Jacuzzi and Leisure Area
Private Infinity Pool
Large Private Terraces

◆ STATE OF THE ART

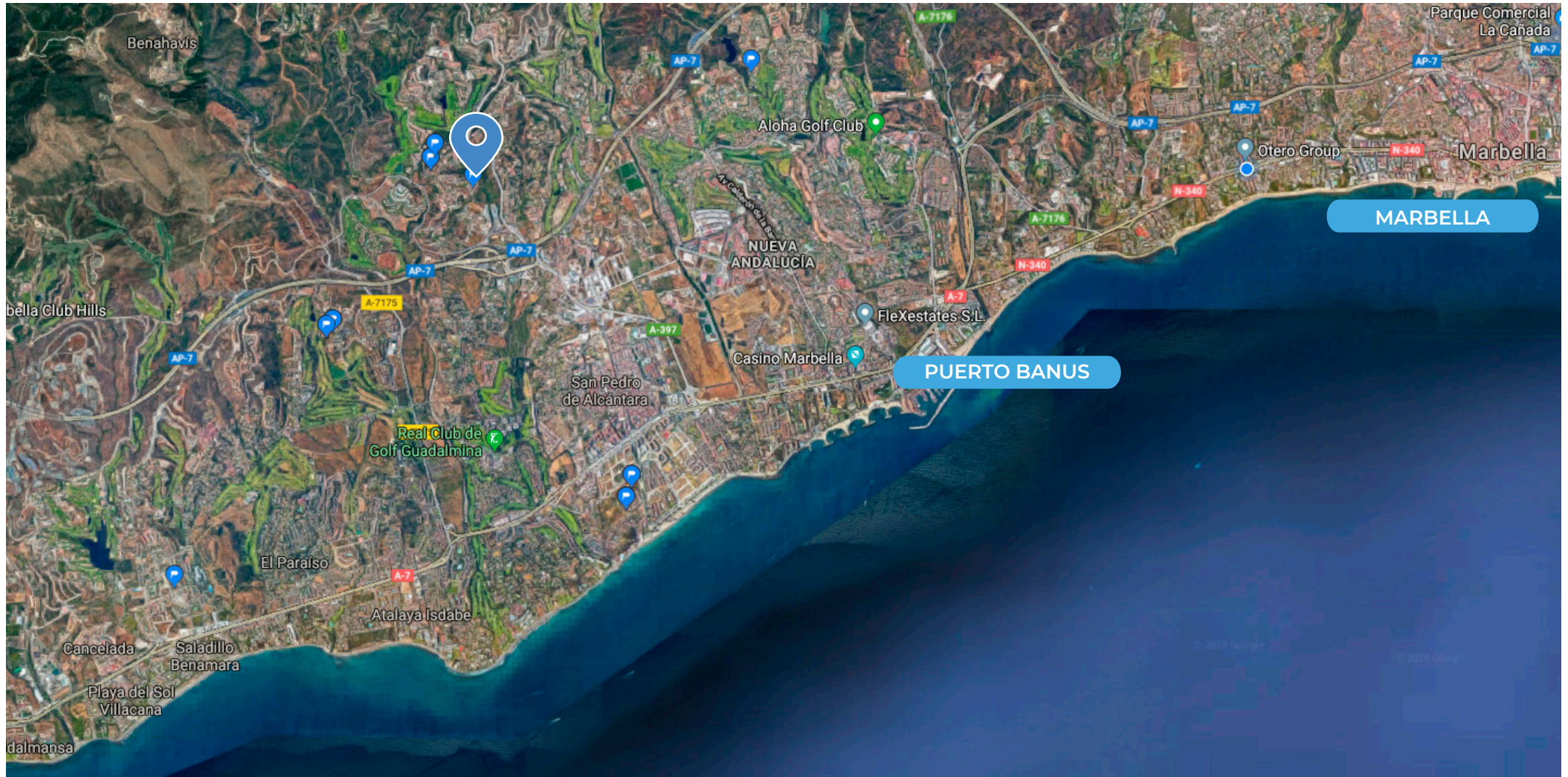


We have thought of everything one could wish for in these villas, high end appliances, combined with state-of-the-art design.

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

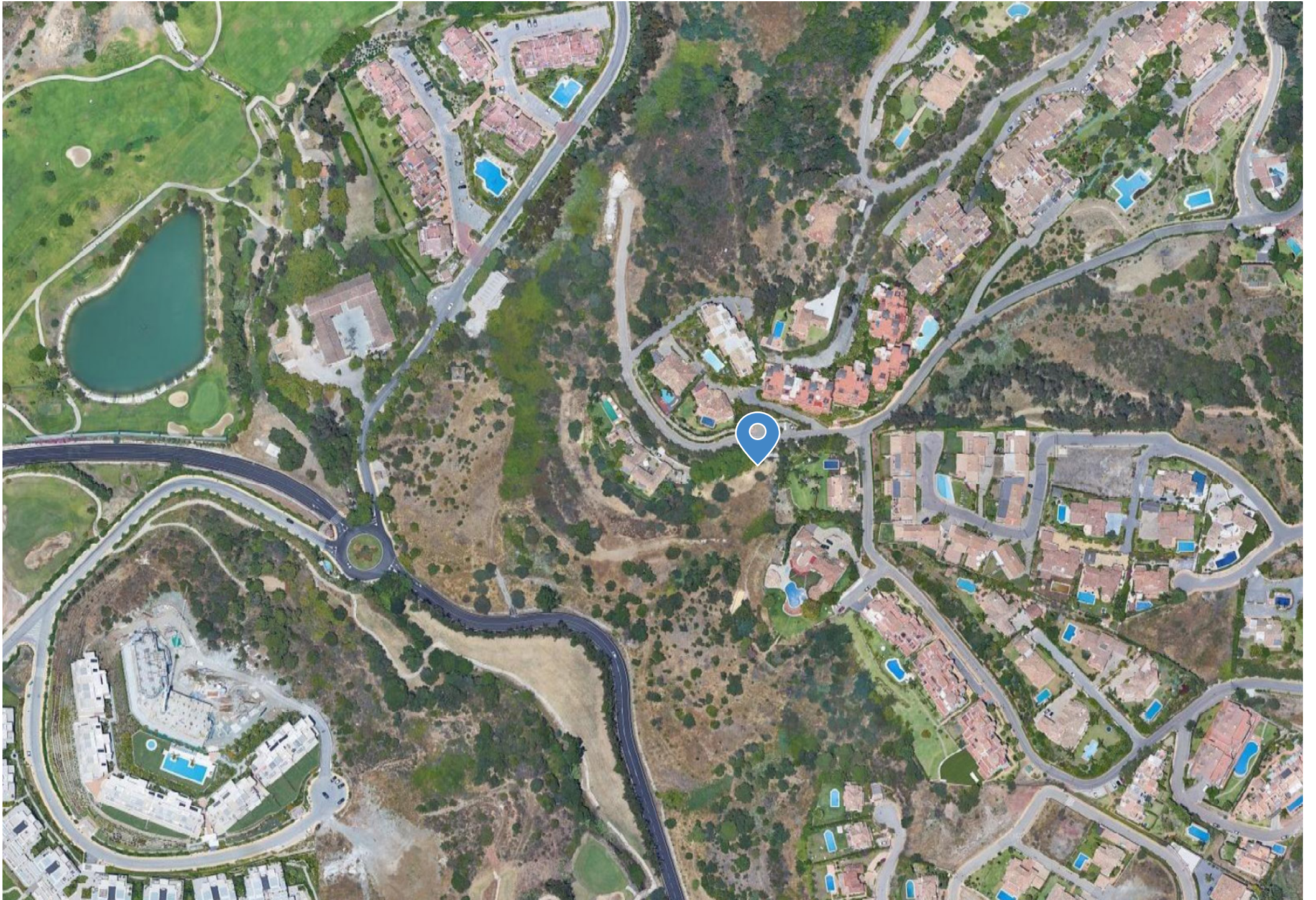
Aerothermal Heating System
Jacuzzi and Leisure Area
Home Domotic System

◆ OUTSTANDING LOCATION



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.

11 min Benahavis
10 min Puerto Banús
15 min Marbella



◆ AMENITIES & SERVICES

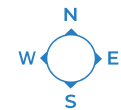
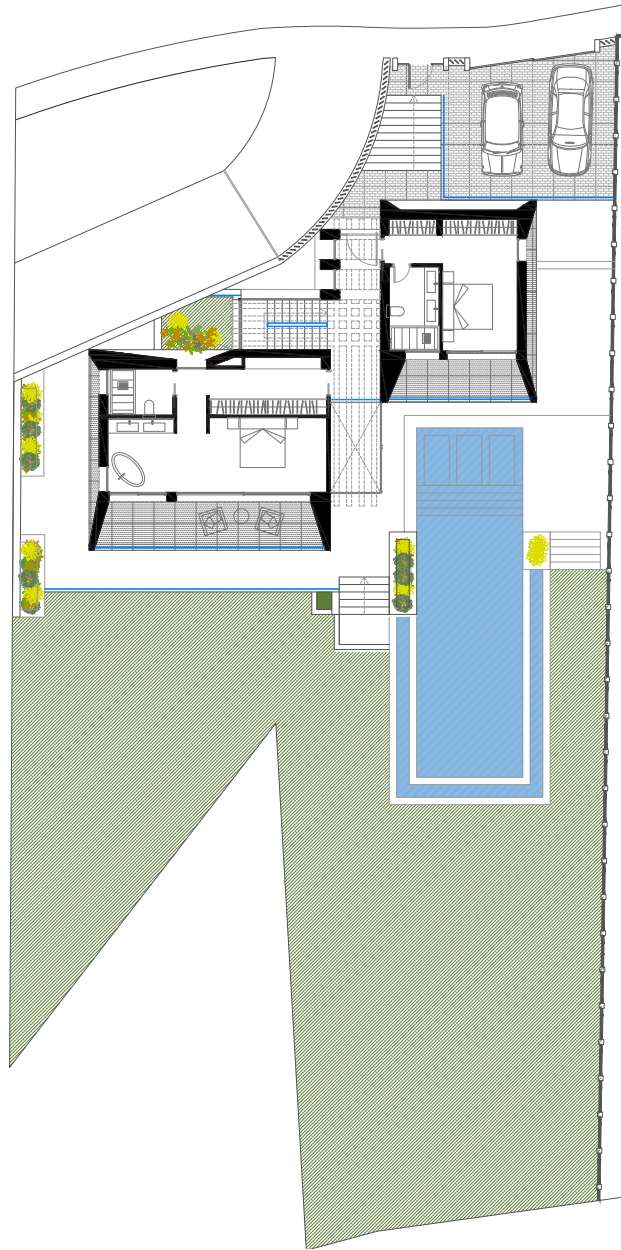


Puerto del Almendro is a small urbanization, formed by luxury villas and apartments, located in the middle of a beautiful landscape surrounded by a unique natural environment.

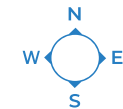
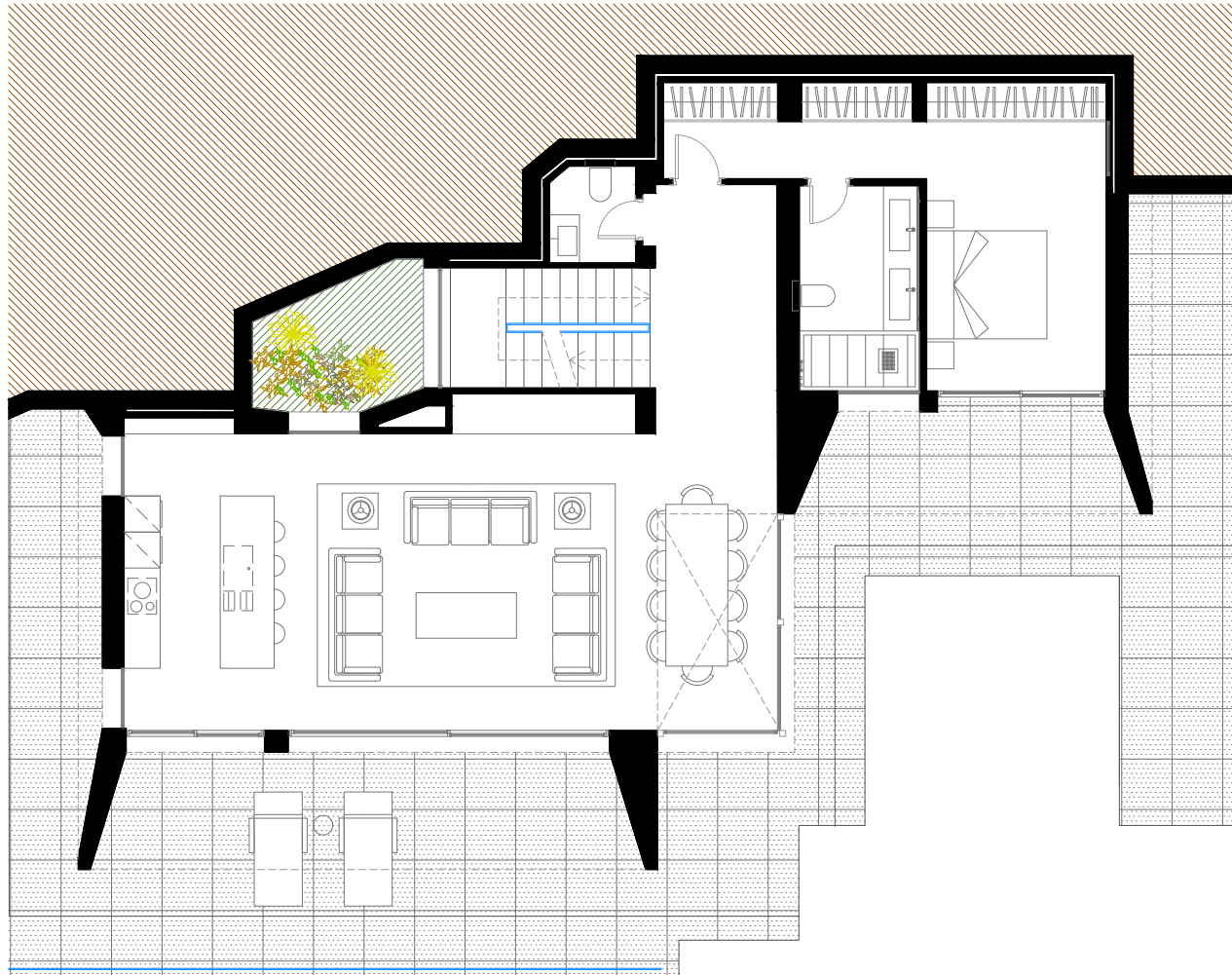
Your new home enjoys a privileged location, in the municipality of Benahavis, between Marbella and Estepona, known as the new Golden Mile, next to all kinds of services. This location offers easy access to both international airports in the coast: Gibraltar (30 min) and Malaga International Airport at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



◆ MASTERPLAN

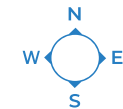
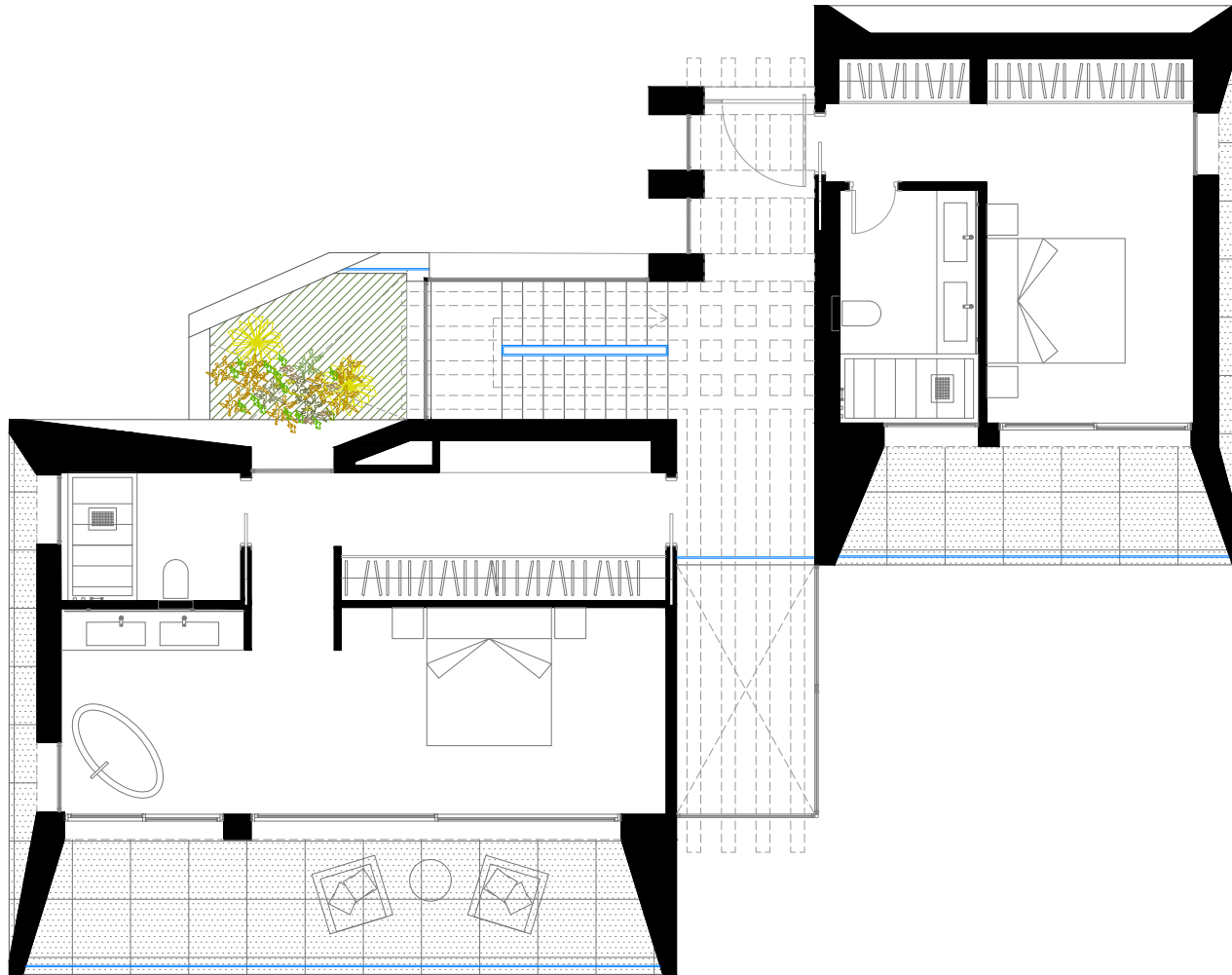


◆ GROUND FLOOR



Built Area: 137,06 m²
Covered Terraces: 25,56 m²
Uncovered Terraces: 83,8 m²
Pool: 49,47 m²

◆ FIRST FLOOR



Built Area: 123,74 m²
Covered Terraces: 23,65 m²

◆ BASEMENT I OPTIONAL



Built Area: 178,07 m²

◆ QUALITY SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor.
- Two way reinforced concrete slab, with pillars and beams, according to European and Spanish regulations.

ROOF AND TERRACES

- Inverted flat roof.
- Insulation and waterproofing according to the regulations.
- Glass balustrade, with hidden aluminium profile in the first floor.

EXTERIOR WALLS

- Brick cavity Wall with partly insulated cavity with extruded polystyrene.
- Exterior Wall rendering with cement mortar and finishes according to design.
- The pillars will be covered to break the thermal bridge.

PARTITIONS

- Double hollow ceramic bricks, rendered with cement mortar. Finished with gypsum plaster work and matt paint.

CEILING

- Timber false ceiling in ground floor

EXTERIOR CARPENTRY

- Security laminated glass CLIMALIT 3+3 / camera / 3+3.
- Thermal glass.
- Sliding doors with invisible track in the floor.

PLOT ENCLOSURE

- Street front-1m height wall + 1m height mesh.
- Division between plots: Stone finished retaining wall (when necessary) and metallic mesh.

HEATING AND AIR CONDITIONING

- Aerothermal heating systems LG for air conditioning/heating and hot water.
- Electric underfloor heating system for all bathrooms.

FLOORS

- Interior floors: Porcelanic tile Rocersa o similar, 100x100 cm
- Exterior floors: Anti slip Porcelanic tile 100x100 cm

SKIRTING BOARD

- Lacquered MDF, flushed with the wall.

BATHROOM WALLS

- Porcelanic tile (differeents options to choose from).

ACCESS DOOR

- Security entrance door.

INTERNAL DOORS

- Floor to ceiling wood internal doors, with hidden hinges.

WARDROBE

- Closets and walk-in closets following detailed design.
- Closets: Wood doors with finger pull system and insides in textile look finish.
- Walk in closets: Without doors.

SWITCHES AND SOCKETS

- Niessen Zenit or similar

LIGHTING

- Downlight LED in ceilings; in bathrooms, kitchens and corridors.
- Cove lighting in the living room and master bedroom.

◆ QUALITY SPECIFICATIONS

SWIMMING POOL

- Infinity swimming pool with salt water system.
- Same finishes as the terrace. Includes exterior shower.

GARDEN

- Grass seeds and automated irrigation systems.

SECURITY SYSTEM

- Alarm / Camera / Door station / Mobile App.

KITCHEN

- Low and high units with 21mm MDF matt lacquered wood finished with finger pull system.
- Dekton worktop and splashback.
- Neff appliances; induction hob, oven, microwave, dishwasher, fridge / freezer.
- Extractor.
- Washing machine and dryer.

BATHROOMS

- Sanitary Villeroy and Bosch (or similar). Including suspended toilets.
- Resin shower tray.
- Taps: Hansgrohe (or similar).



◆ QUALITY SPECIFICATIONS

FLOORS TO CHOOSE FROM

INTERIOR



Porcelanic tile 100 x 100

EXTERIOR



Antislip Porcelanic tile 100 tx 100

LIGHTING



LED spot light & cove lighting



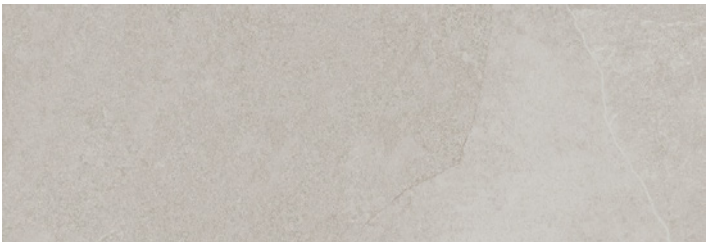
Niessen Zenit



LED spot light

◆ QUALITY SPECIFICATIONS

BATHROOMS WALLS TO CHOOSE FROM



SANITARY WARE



Lavabo doble
Solid surface



Pulsador villeroy & boch
E200 blanco



Hans Grohe



Villeroy & Boch Subway 2,0



◆ QUALITY SPECIFICATIONS

KITCHEN

Finger pull doors



Silestone Worktop



ELECTRIC APPLIANCES



Ceiling extractor



Induction hob, fridge/freezer, microwave, oven and dishwasher siemens / Washing machine & dryer

◆ QUALITY SPECIFICATIONS

INTERNAL DOORS



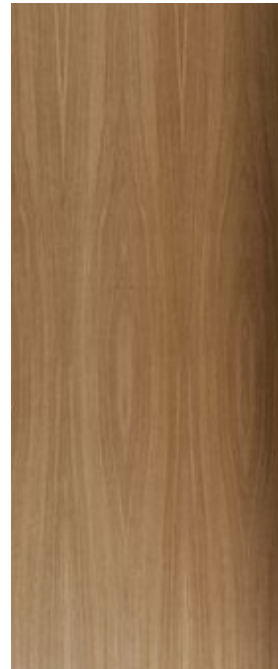
Floor to ceiling, internal doors, with hidden hinges



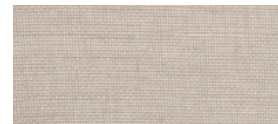
Door handle

WARDROBES

EXTERIOR



INTERIOR



◆ PAYMENT TERMS

1 — **Reservation Fee 20.000€**

2 — **Buy the plot 445.000€**

Client becomes the developer

Sign turnkey contract 30.000€

Payment includes:

- Cleaning of the plot if necessary
- Topography study
- Geological study
- Architect project
- 3D images
- Quantity surveyor study
- Health & security study

3 — **Start building 20%**

Once the license has been granted, construction starts.

4 — **Monthly payment & Finance**

The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.

Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs.

5 — **Completion**

Construction completion time of 10-12 months.

Once the villa is finished, we manage the final utility connections and first occupation license for you.

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

The obligatory applicable taxes are:

- Over the plot: 21% V.A.T.
- Over the building cost: 10% V.A.T.

* Development Companies will NOT pay taxes over building costs

NO ADDITIONAL COSTS

There are NO additional costs - everything is covered.

The quote we give you includes:

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

The list goes on - and it's all included

TRIPLE GUARANTEE

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

Total price: 1.380.000 € V.A.T. not included