



Benahavis

4.250.000 €

## NEW MODERN BUILD VILLA WITH PANORAMIC SEA VIEWS

Few opportunities exist in the Costa del Sol luxury real estate market that combine the security of an established project with the freedom to still be part of its creation. Villa Marvel is one of them.

Currently under construction on Plot F25, regarded as one of the finest remaining plots in Monte Mayor with panoramic sea views, this contemporary villa is developed by Iddomus, one of the most respected luxury villa builders on the coast. Completion is set for March 2027.

The villa follows a sweeping curved layout that traces the natural contours of the plot, ensuring that every principal living space captures unobstructed views across the valley and out to the Mediterranean. Schüco aluminium floor-to-ceiling sliding glass panels dissolve the boundary between interior and exterior, drawing the landscape into daily life. Over 526 m<sup>2</sup> of terraces across multiple levels create an extraordinary outdoor living experience, seamlessly connecting the architecture with the surrounding landscape, where a long infinity pool mirrors the sky above Marbella. The material palette is carefully considered throughout, natural hardwood wall cladding, exposed concrete and Schüco aluminium glazing come together to create spaces that are both architecturally rigorous and deeply comfortable.

The property is designed for those who expect nothing less than the exceptional. Four en-suite bedrooms are positioned to maximise privacy and natural light throughout the day. The lower level accommodates a fully independent guest apartment, ideal for visitors or live-in staff, alongside a private gym, spa and sauna, aerothermal heating and underfloor warmth throughout. An additional 132 m<sup>2</sup> of unfinished space on the upper level offers the future owner complete freedom to personalise, whether as a private cinema, games room, art gallery or additional living area.

Acquiring Villa Marvel today means bypassing years of complexity: no plot search, no architectural process, no licensing uncertainty. The project is already in motion. What remains is your personal touch and simply the delivery of something remarkable.







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|----------------------|----------------------|---------------------------------|
| Aerothermics         | Alarm                | Armored door                    |
| Balcony              | Brand new            | Central heating                 |
| Close to golf        | Close to town        | Country view                    |
| Covered terrace      | Dining room          | Double glazing                  |
| Fitted wardrobes     | Fully fitted kitchen | Gated community                 |
| Guest apartment      | Gym                  | Internet - Fibre optic          |
| Laundry room         | Living room          | Mountain view                   |
| Mountainside         | Office room          | Open plan kitchen               |
| Panoramic view       | Partly furnished     | Pool view                       |
| Porcelain floors     | Roof terrace         | Sea view                        |
| Security service 24h | Solarium             | Storage room                    |
| Surveillance cameras | Uncovered terrace    | Underfloor heating (throughout) |
| Video entrance       |                      |                                 |



VILLA FOR SALE  
Monte Mayor, Benahavis

4.250.000 €





5333HFV

Bedrooms 4

Bathrooms 4

Built 570 m<sup>2</sup>

Terrace 526 m<sup>2</sup>

Plot 2647 m<sup>2</sup>

4.250.000 €











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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.

