## Sales - House - Benahavís

# 2.290.000€











**Ref.-ID: MIBGR5527414** **Benahavís** **House**

**Community: 1,500 EUR / year** **IBI: 600 EUR / year** **Rubbish: 18 EUR / year** **3** **2** **235 m2** **812 m2**

Discover this exceptional villa where timeless Andalusian elegance meets modern living, set against the backdrop of lush gardens and glimpses of the Mediterranean. Located in the prestigious area of Benahavís, just five minutes by car from the beach, this beautiful residence offers the perfect balance of privacy, comfort, and convenience on the Costa del Sol. From the moment you enter through the charming, classic courtyard, the property reveals a warm and welcoming atmosphere with spacious interiors and beautifully maintained outdoor areas, thoughtfully designed for effortless living and entertaining. The villa features three bedrooms and three bathrooms, each designed with style and comfort in mind. A generous, fully equipped kitchen with an adjoining office area creates the heart of the home, while two elegant living rooms open directly onto expansive terraces, inviting you to unwind and enjoy the serene surroundings. On the ground floor, two bright bedrooms share a contemporary bathroom, while the upper level is dedicated to a luxurious master suite with its own dressing area, a newly renovated bathroom with underfloor heating, and a sun-drenched terrace offering partial sea views and a peaceful ambiance. The west-facing, flat garden is perfectly maintained and offers endless possibilities to create bespoke outdoor spaces for dining, lounging, or gathering with family and friends. Enhancing the villa’s comfort and character are details such as underfloor heating in all bathrooms, air conditioning, a fireplace, Jacuzzi, solar panels, and a photovoltaic system. Practical features include a large storage and laundry area, a barbecue zone, a sophisticated alarm system, and private outdoor parking for two vehicles. A rare opportunity to own a residence that seamlessly blends authentic Andalusian charm with contemporary luxury in one of the most sought-after enclaves of the Costa del Sol. A home where every detail has been considered, offering its new owner an invitation to embrace a lifestyle of understated elegance and relaxed Mediterranean living.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Urbanisation

**Orientation**
- ✔ South Facing
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ U/F/H Bathrooms

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Electric Blinds
- ✔ Alarm System

**Parking**
- ✔ Garage
- ✔ Street Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Utilities**
- ✔ Photovoltaic solar panels
- ✔ Solar water heating

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary