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**Sales - House - Benahavís**

**2.230.000€**

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**Ref.-ID: MIBGR5430571** **Benahavís** **House**

**Community: 1,176 EUR / year** **IBI: 1,455 EUR / year** **Rubbish: 18 EUR / year** **5** **4** **407 m2** **303 m2**

This villa for sale in Benahavís offers five bedrooms, seven bathrooms, 407 m²interior space, and 246 m² of terraces, featuring a south-east orientation. With panoramic viewsof the sea, golf course, and mountains, set across four levels with a private infinity pool,landscaped garden, and extensive leisure areas. Designed by González & Jacobson, the propertycombines modern architecture with a highly functional layout, creating a spacious and fullyequipped home within a contemporary residential development. The interior layout is organised across multiple levels, with the main floor centred around open-plan living areas that connect the lounge, dining space, and kitchen into one cohesiveenvironment. Large floor-to-ceiling windows maximise natural light and allow direct access tothe terraces, reinforcing the connection between indoor and outdoor spaces. The kitchen isdesigned for both everyday use and entertaining, complemented by a separate laundry areafitted with Miele appliances, ensuring practicality throughout the home.The property includes five well-proportioned bedrooms, with four en-suite bathrooms providingprivacy and comfort. The lower level has been extended to include a fully self-contained guestapartment with its own kitchen, living area, bedroom, and bathroom, along with an additionalen-suite bedroom. This level also includes two storage rooms, enhancing functionality andflexibility for family living or hosting guests. Outdoor spaces are a key feature of the villa, with expansive terraces designed for year-round use. Theinfinity swimming pool is heated and includes a cover, while the landscaped gardenincorporates a mini golf area, creating a unique outdoor environment. A rooftop terraceprovides additional leisure space, complete with an outdoor gym and open views, while anoutdoor kitchen allows for practical outdoor dining and entertaining.The villa is equipped with advanced features including upgraded security systems with camerasand alarms, ensuring privacy and peace of mind. The property is fully finished and ready forimmediate use, with many upgrades already completed, offering a move-in ready solutionwithout the need for additional modifications. A modern residential development located in Benahavís, known for its спокойenvironment and contemporary design. The area offers a mix of modern villas and naturalsurroundings, creating a balanced residential setting. Nearby amenities include local shops,schools, and essential services within a short drive, while the beach can be reached inapproximately 12 minutes. The surrounding area offers a range of leisure and lifestyle options, including golf courses,sports facilities, and dining venues. Restaurants such as Restaurante Nuevo Reino and beachfront options like Kala Kalua Chiringuito provide a variety of dining experiences. Shopping is available at Centro Comercial La Colonia, while Puerto Banús offers additional high-end retailoptions. Families benefit from access to schools such as Laude San Pedro International College and Calpe School, while connectivity is supported by access to the A-7 road, linking the area toMarbella, Estepona, and Málaga. Public transport options and cycling routes further enhanceaccessibility. This property offers a combination of modern design, extensive amenities, and a well-connected location, making it an appealing option for buyers seeking a contemporary villa withstrong indoor-outdoor living and panoramic views in Benahavís.

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

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool

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

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Satellite TV
- ✔ WiFi
- ✔ Games Room
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Domotics
- ✔ Basement
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security
- ✔ Safe

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Private Parking
- ✔ EV charge point

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Photovoltaic solar panels

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