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**Sales - House - Benahavís**

**2.150.000€**

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**Ref.-ID: MIBGR5492713** **Benahavís** **House**

**Community: 1,596 EUR / year** **IBI: 730 EUR / year** **Rubbish: 18 EUR / year** **4** **4.5** **216 m2** **626 m2**

Set on an elevated plot overlooking Atalaya Golf course, with the Mediterranean and mountains beyond, this beautiful front line golf, four-bedroom villa combines contemporary interior design with a bright, open layout and exceptional indoor-outdoor flow. The main living area centres around a stylish entertainment zone with a wall-mounted TV, set against a designer feature wall with statement lighting. A sophisticated lounge area is positioned to take full advantage of the garden and pool views through floor-to-ceiling glazing, while a separate seating area in soft neutral tones opens directly onto the terrace via sliding glass doors. The dining area flows seamlessly into an open-plan kitchen finished with sleek cabinetry, premium stone countertops, a large centre island with bar seating, and fully integrated high-end appliances including a wine fridge. There are three bedrooms of generous proportion, and one smaller one in the basement. The three bedrooms on the upper floor, offer large windows or sliding doors that frame views of the sea, gardens, or surrounding trees. The master bedroom has a balcony with a ‘breakfast kitchen’ which is a lovely spot for enjoy the morning sunshine. All the bathrooms are finished to a high standards with natural stone countertops, and elegant feature walls. The outdoor spaces are a true highlight of the property. A covered terrace with a fully fitted outdoor kitchen and dining area sits beneath a modern pergola with adjustable louvered slats, perfect for al fresco entertaining. The landscaped garden includes a swimming pool, a shaded lounging area, and a terrace with panoramic views over the golf course toward the coastline and mountains beyond. The property also features a spacious basement level with a laundry/utility room, ample built-in storage throughout, and a private carport — all set within an elevated position offering unobstructed views of the golf course, sea, and mountains. This villa offers a rare combination of contemporary comfort, generous entertaining space, and one of the area's most desirable panoramic outlooks.

**Setting**
- ✔ Frontline Golf
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ U/F Heating

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

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Basement

**Furniture**
- ✔ Optional Furniture

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Covered Parking
- ✔ Multiple Parking Spaces

**Utilities**
- ✔ Solar water heating

**Category**
- ✔ Golf
- ✔ Luxury