

## Sales - House - Benahavís

# 1.190.000€

**Benahavís**

**House**



DETACHED VILLA IN PUERTO DEL ALMENDRO – BENAHAVÍS Exclusive villa located in one of the most desirable residential areas of Benahavís. The property is situated within the prestigious Puerto del Almendro urbanisation, a gated community with 24-hour security and excellent access to Marbella, San Pedro de Alcántara and Puerto Banús. Property Features: • Plot size: 1,363.50 m<sup>2</sup> • Built area: 266 m<sup>2</sup> • Detached single-level villa (bungalow) • Spacious living room with open-plan kitchen • 2 very large bedrooms • 2 bathrooms • Large utility and storage room for washing machine, dryer and food storage • Possibility to extend to 3 bedrooms • Modern windows • Underfloor heating throughout the entire house • Heated private swimming pool • Double garage for 2 vehicles • Alarm system • Partial sea views and garden views • Gated community with 24-hour security Condition: The property is exceptionally well maintained and ready to move into immediately. No known defects or damages. No immediate investment is required. Additional Potential: The villa offers the possibility of extending the property by approximately 100 m<sup>2</sup> of additional living space, making it an excellent opportunity for both end users and investors seeking future value appreciation. Highlights: • Prime location in Puerto del Almendro, Benahavís • Large private plot • Heated swimming pool • Underfloor heating throughout the property • Modern windows • Alarm system • Double garage • Partial sea views • Gated community with 24/7 security • Potential extension of approximately 100 m<sup>2</sup> • Excellent condition • Ready to move in Only a few minutes from Marbella, San Pedro de Alcántara, Puerto Banús and several renowned golf courses. An ideal family residence, holiday home or long-term investment in one of the most sought-after locations on the Costa del Sol.

### Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Pool

### Garden

- ✓ Private

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Sauna
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing

### Security

- ✓ Alarm System
- ✓ 24 Hour Security

### Pool

- ✓ Private
- ✓ Heated

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Garage
- ✓ Covered

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace
- ✓ U/F Heating

### Kitchen

- ✓ Fully Fitted







































