

Ref.-ID: MIBGR5423383

Benahavís

Дом



2



2



266 m2



1363 m2

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.

#### Расположение

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с городом
- ✓ Близко к школам

#### Состояние

- ✓ Отличное

#### бассейн

- ✓ Приватный
- ✓ С подогревом

#### Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Камин
- ✓ Полы с подогревом

#### ВИД

- ✓ Море
- ✓ Горы
- ✓ Бассейн

#### Особенности

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ Сауна
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты

#### Мебель

- ✓ Полностью меблированный

#### Кухня

- ✓ Полностью оборудованная

#### Сад

- ✓ Приватный

#### меры безопасности

- ✓ Сигнализация
- ✓ Охрана 24 часа

#### Парковка

- ✓ Гараж
- ✓ С навесом







































