



## Charming and spacious classical style villa with sea views for sale, gated community, Benahavis - Marbella

Marbella Area

🏠 House 📏 Plot 1042 m<sup>2</sup> 🏠 Built 359 m<sup>2</sup> 🏠 Terrace 41 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 139254

🏠 1.495.000 €

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### PROPERTY FEATURES

In a quiet gated urbanization with 24h security  
Close to all amenities, the beach and Puerto Banus  
Spacious villa in classical style with some modern touches

### THE LOCATION AND URBANIZATION

In an **exclusive residential complex** situated in Benahavís, only 10 minutes away by car from Puerto Banus and just 5 minutes from San Pedro and the beach.

The urbanization is **gated and fenced**, benefits from **24h security** and consists of luxury villas, spacious townhouses, and modern apartments and penthouses. There are **extensive green areas**, some small lakes and an exclusive club house at the disposal of owners.

All amenities, a supermarket and college are only a short drive away.

### THE VILLA

Plot size: 1.042m<sup>2</sup>  
Built size: 359m<sup>2</sup>  
4 bedrooms and 4 en-suite bathrooms  
Guest toilet

The villa is erected in **traditional style with some modern touches**. It is **south facing** and benefits from **nice views over the coastline and the Mediterranean Sea**.

**Very spacious**, with ample outdoor areas and terraces and a beautiful landscaped garden with overflow pool.

*Distribution over 2 floors:*

- **Main floor:**

Entrance hallway  
Living area area with high ceilings and fireplace  
Open plan fully fitted kitchen with cooking island and integrated dining area  
Guest toilet  
En-suite master bedroom with walk in dressing room

- **Lower floor on garden level:**

Second living area with games corner and access to the garden and pool  
3 en-suite bedrooms  
Laundry room  
Storage room  
Garage for 2 cars

## OTHER FEATURES

- Garage for 2 cars
- Air conditioning for cooling and heating
- Underfloor heating throughout
- Fireplace
- Fully fitted open plan kitchen (Santos) with AEG and Siemens appliances
- Marble floors throughout indoors, terracotta tiles on the outside terraces





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