



**Charming modern-Mediterranean luxury villa for sale, frontline golf, Benahavis - Marbella**

Marbella Area

🏠 House 📏 Plot 1000 m<sup>2</sup> 🏠 Built 363 m<sup>2</sup> 📏 - 🛏 4 🚿 3 # Ref. 148388

🏠 1.750.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Cosy modern-rustic villa in a pristine golf resort for sale, Benahavis - Marbella

**\*\*RESERVED\*\***

### PROPERTY HIGHLIGHTS

- Frontline golf in a prime golf resort
- Surrounded by natural beauty and tranquillity and offering good privacy
- Cosy traditional style villa with modern and luxurious fittings and appliances

### THE LOCATION

- In the hills of Benahavis, on the borders of Nueva Andalucía and its famous Golf Valley, an area which is known for its exceptional beauty.
- Frontline golf position on a pristine 27-hole course, with superb views over the course and the surrounding mountains.
- A stone's throw away from an acclaimed 5-star golf and country resort which includes a lovely clubhouse, several restaurants and bars, spa and fitness facilities and a kids club.
- All amenities are just a short drive away. Smooth connection with San Pedro, only minutes away. Puerto Banus and Marbella are 5 and 10 minutes away by car.

### THE VILLA

- Very cosy and charming Mediterranean style villa of top quality with modern luxury fixtures and fittings
- Great views over the adjacent golf course, green surroundings, hills and the La Concha mountain peak
- South to west facing
- Private and quiet
- Living with fireplace, separate dining area, separate fully fitted kitchen, en-suite master bedroom and 3 further bedrooms with 2 bathrooms
- Beautiful mature garden with private heated pool
- Spacious covered and open terraces, pergola, outdoor dining and BBQ areas
- The furniture is negotiable

#### *Some other features*

- Marble floors
- Underfloor heating throughout
- Air conditioning for cooling and heating

- Fireplace
- Heated outdoor pool
- Alarm
- Garage
- Sat TV





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