Costas & Casas
Marbella Real Estate

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Detached Andalusian villa for sale with great potential, located in a high position surrounded by golf courses in Benahavis - Marbella

Marbella Area

House | Plot 1020 m² | Built 405 m² | - | 3 | 2 | Ref. 156070

1.650.000 €

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Characteristic Andalusian-style villa for sale in a green area of Benahavis - Marbella

This unique villa has great potential to be converted into a dream villa at a very moderate investment.

PROPERTY HIGHLIGHTS

- Secure location surrounded by golf courses.
- Superb views.
- Large indoor and outdoor spaces.
- Investment opportunity.
- Tranquillity and privacy.

THE LOCATION

- Located in a **high-end, gated community** in the municipality of Benahavis.
- Close to a supermarket, pharmacy and several local bars and restaurants.
- Nestled between first-class golf courses including Los Arqueros Golf, La Quinta Golf and just a few minutes' drive from the golf valley of Nueva Andalucia.
- Besides the extensive green spaces, there is an exclusive Golf & Country Club with restaurant, tennis and padel courts and a gym.
- Only minutes away by car from San Pedro centre and the beach, 10 minutes from Puerto Banus.

THE VILLA

In figures:

- Plot size: 1.020m²
- Total built area: 405m²
- Interior: 250m²
- 3 Bedrooms
- 2 Bathrooms
- 1 guest toilet
- 2 living levels + entrance floor

General:

- Spacious plot in an **elevated position**, surrounded by lush greenery.
- Maintained garden with lawn.
- Large swimming pool with adjacent sun terrace.
- Semi-covered main terrace, possibly further shaded by a sunshade.
- A lateral pergola terrace with space to install leisure facilities.
- Superb views of the valley with golf courses, mountain scenery and the Mediterranean in the distance.

The villa itself:

- Detached villa in an Andalusian style.
- High ceilings and sliding windows create an airy and bright interior.

Distribution

Entrance floor:

- Large entrance hall with cloakroom.
- Stairwell and lift.
- Indoor garage for 2 cars + storage.

Main floor +1

- Stairwell and lift.
- Guest toilet.
- The spacious open-plan living space with **double-height vaulted ceiling** fitted with a classic wood-burning fireplace, gives access to 2 different terraces.
- Integrated dining room.
- A large enclosed kitchen with breakfast nook.
- The master suite with access to the garden.

Upper floor +2

- Landing overlooking the downstairs hallway.
- 2 spacious guest bedroom with shared bathroom, possible to convert into 2 en-suite bathrooms.

Other features:

- **Lift.**
- Air conditioning.
- Fireplace.
- Fitted wardrobes.
- Double-height, vaulted-beam ceiling in living room.
- Exterior lighting.

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