



**Luxury contemporary Andalusian-style villa for sale in fantastic, natural surroundings of Marbella - Benahavis**

Marbella Area

🏠 House 📏 Plot 2430 m<sup>2</sup> 🏠 Built 556 m<sup>2</sup> 🏠 Terrace 113 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 156870

🏠 2.250.000 €

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.

## Spanish luxury villa in a gated, green resort in an elevated position, Marbella - Benahavis

### UNDER OFFER

### HIGHLIGHTS

- Elevated and quiet location in a gated urbanisation with 24/7 security.
- Panoramic views.
- Large, multifunctional space.
- Contemporary interior.
- Inviting terraces.
- Surrounded by an oasis of peace and privacy.

### THE LOCATION

- Quietly located in an elevated, **gated urbanisation** in the municipality of Benahavis.
- A 15-minute drive from the beach and all amenities.
- Several golf courses can be reached in just 10 minutes' drive.
- **Panoramic views of the mountains and the sea.**

### THE VILLA

#### In figures:

Plot size: 2.430m<sup>2</sup>  
Built-up area: 556m<sup>2</sup>  
Surface terraces: 113m<sup>2</sup>  
4 bedrooms, 4 bathrooms  
Guest toilet  
3 residential floors

#### General:

- **Complete fenced plot in an elevated position.**
- Manicured garden with a **infinity pool**.
- Open and covered terraces with ample space for installing lounge or dining facilities.
- Southeast orientation with extensive views over the valley with the Mediterranean on the horizon.

## **The villa itself:**

- Detached luxury villa in a traditional Mediterranean style with a contemporary interior.
- An elegant driveway leads to the main entrance and to the indoor garage.
- Walking in, you immediately enter the large open-plan living space with a central lounge area fitted with a double-height ceiling and a fireplace.
- Following this is a TV lounge.
- A complete kitchen has an island and a dining table.
- Comfortable, open layout with bright interior.
- High, large sliding windows give access to the extensive terraces.
- 4 bedrooms, 4 bathrooms.
- Two bedrooms have private terraces perfect for sunbathing.
- The master bedroom is complete private with fitted wardrobes and an en-suite bathroom with walk-in shower and free-standing bathtub.
- The lower floor provides natural daylight and can be freely arranged as a TV lounge, man cave, gym, extra bedroom, ...
- Cream-coloured quality flooring.
- Technical room, laundry room.
- Indoor garage for 4 cars.

## **Other features:**

Pre-installation for a lift.  
Air conditioning.  
Underfloor heating.  
Fireplace.  
Fitted wardrobes.  
Outdoor shower.  
Automatic irrigation system.



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