



**Luxury Mediterranean style villa for sale in a gated community surrounded by nature in Marbella - Benahavis**

Marbella Area

🏠 House 📏 Plot 3976 m<sup>2</sup> 🏠 Built 391 m<sup>2</sup> 📏 - 🛏 4 🚿 4 🏠 # Ref. 176400

🏠 2.595.000 €

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## Move-in luxury villa for sale in a secure urbanization of Marbella - Benahavis

### HIGHLIGHTS

- High-level location in a gated community with 24/7 security.
- Extensive outdoor areas.
- Recently renovated.
- Large garden with private pool.
- South facing.
- Absolute peace and privacy.
- Move-in ready.

### THE LOCATION

Nestled in a peaceful, natural environment in an exclusive gated residential community in the municipality of Benahavis.

**Gated urbanization with 24-hour security.**

15 to 20 minutes' drive from the beach and all amenities.

The urbanization is known for its tranquility, privacy and spectacular views of the Mediterranean Sea, the mountains and the green valleys.

**Despite its quiet location, it is only a 15-minute drive to Puerto Banus, 20 minutes to Marbella and approximately 50 minutes to Malaga airport.**

### THE VILLA

#### In figures:

Plot: 3,976m<sup>2</sup>  
Built area: 391m<sup>2</sup>  
Built area interior: 332m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4  
Guest toilet

#### General:

**Situated on a spacious plot of almost 4,000m<sup>2</sup>. (Expansion possible, see below)**

The garden is an oasis of lush greenery with a built-in swimming pool, a spacious lawn and cozy sitting areas.

At the back of the villa there is still room for an orchard/fruit plantation.

The terraces are equipped with stylish lounge furniture, where you can enjoy the pleasant climate in peace.

A covered, functional outdoor kitchen offers the perfect setting to enjoy culinary moments with friends and family.

**South facing.**

Picturesque views of the green hills.

## **Description:**

**Detached villa with a traditional Mediterranean architectural style.**

**Recently renovated using quality materials and with attention to a refined finish.**

High sliding windows open onto the outdoor areas and generate plenty of natural daylight.

Cosy living area with fireplace.

2nd TV lounge.

**A fully equipped kitchen with NEFF appliances, plenty of storage space, an island and a dining table.**

4 bedrooms, 4 bathrooms and a separate guest toilet.

The upper floor is entirely dedicated to the master bedroom, with extensive wardrobes, spacious terrace and en-suite bathroom.

Quality marble floors.

The annex is currently used as a fitness room but can easily be transformed into a stylish guest house.

Indoor garage for 3 cars.

Other features:

Air conditioning for cooling and heating.

Underfloor heating in the bathrooms.

High ceilings.

Built-in wardrobes.

LED lighting inside and outside.

Automatic irrigation system.

Solar panels.

Sun blinds on the terrace.

Alarm system.

Electric entrance gate.

Outdoor shower.

A special advantage of this villa is the adjacent plot of 3,675 m<sup>2</sup>, which can be purchased optionally for €595,000. Currently, this additional piece of land serves as a spacious, green extension of the garden, which contributes to maximum privacy and space. In the future, however, it also offers interesting opportunities for development and investment.



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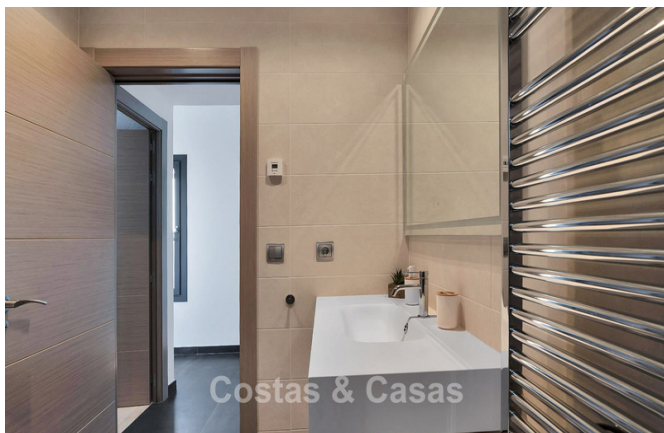
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