



**Luxurious, modern Mediterranean villa for sale close to all amenities on the New Golden Mile near San Pedro - Marbella**  
Marbella Area

🏠 House 📏 Plot 1256 m<sup>2</sup> 🏠 Built 365 m<sup>2</sup> 🏠 Terrace 83 m<sup>2</sup> 🛏 6 🚿 4 # Ref. 196200

🏠 2.895.000 €

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## Modern Mediterranean luxury villa for sale near San Pedro - Marbella in Benahavis

### HIGHLIGHTS

- Central, convenient location close to the beach and necessary amenities.
- Large garden with private pool.
- Modern, Scandinavian interior.
- Completely renovated.
- Bright, open-plan layout.
- 6 bedrooms, 5+1 bathrooms.
- Move-in ready.

### THE LOCATION

Located in a quiet residential area in the "Golden Triangle" of Marbella, Benahavis, and Estepona.

Just a few minutes' drive from necessary amenities, including supermarkets, restaurants, a pharmacy, a shopping center, and more.

About a 5-minute drive to the center of San Pedro and about 15 minutes to the center of Estepona.

The nearest beach can be reached in 3 to 5 minutes.

The development is located a short distance from several golf courses, including Atalaya Golf & Country Club (3 minutes away), El Paraiso Golf Club (4 minutes away), and Guadalmina Golf (6 minutes away).

### THE VILLA

#### In figures:

Plot: 1,256m<sup>2</sup>  
Built area: 365m<sup>2</sup>  
Terraces: 83m<sup>2</sup>  
Bedrooms: 6  
Bathrooms: 4  
Guest toilet  
3 floors

## General:

Spacious, fully fenced plot.

Well-maintained landscaped garden with Mediterranean plants and lawn.

Built-in swimming pool with adjacent lounging area.

Cozy terraces with seating areas and an outdoor kitchen with barbecue.

**Southwest-facing.**

Views of the garden and the surrounding area.

## Description:

**A detached villa with a refined Mediterranean feel.**

**Completely renovated to a high standard in 2024.**

You enter a bright entrance hall with a cloakroom, guest toilet, and the staircase.

The villa's interior exudes modern elegance and Scandinavian refinement with light, neutral, and warm accents.

**Tall sliding windows with recessed frames** create a seamless connection to the terrace, garden, and pool, typical of Mediterranean and contemporary luxury architecture.

**Open-plan living space.**

The living room boasts a **double-height ceiling** and includes a TV lounge by the fireplace.

**A Swedish designer kitchen with high-quality Gaggenau appliances** and a central island with seating.

Adjacent is a breakfast nook.

A second stylish dining area, complete with a wine cooler.

**Six bedrooms, four bathrooms, and a separate guest toilet.**

A practical **office space.**

A stylish **home cinema** with a popcorn machine.

**A herringbone parquet floor.**

A fitted laundry room with a Samsung washer and dryer.

Storage.

Garage for one car.

Other features:

Air conditioning for cooling and heating.

Underfloor heating in the bathrooms.

Modern fireplace.

Custom-made wardrobes.

Italian marble finishes.

Double glazing.

Indoor and outdoor LED lighting.

Solar panels.

Heat pump for the pool.

Automatic irrigation system.



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