



**Exclusive Mediterranean-style villa for sale on a spacious plot in Marbella - Benahavís**

Marbella Area

🏠 House 📏 Plot 4594 m<sup>2</sup> 🏠 Built 815 m<sup>2</sup> 🏠 Terrace 30 m<sup>2</sup> 🛏 5 🚿 4 # Ref. 207077

🏠 4.499.000 €

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.

## Spectacular luxury villa for sale with panoramic sea views in Marbella - Benahavís

### HIGHLIGHTS

- Close to all amenities.
- Generous 4,594 m<sup>2</sup> plot.
- Panoramic views of the Mediterranean Sea, mountains and Gibraltar.
- Complete privacy.
- Ready to move into.

### LOCATION

Situated in a sought-after residential area in Benahavís, surrounded by exclusive golf courses. All amenities and international schools are within a short distance. The beach is only a 7-minute drive away, while Puerto Banús can be reached in 10 minutes and Marbella town centre is approximately 15 minutes away.

### THE VILLA

#### In figures:

Plot: 4,594 m<sup>2</sup>  
Built area: 815 m<sup>2</sup>  
Terraces: 30 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4  
Guest toilet  
2 floors

#### General:

**The expansive plot of over 4,500 m<sup>2</sup> is fully enclosed.**  
The lush garden is mature and landscaped with Mediterranean planting and extensive lawns. There are several sun terraces and shaded areas, ideal for outdoor living. The **large private swimming pool** forms the centrepiece of the garden, complete with a barbecue area. Thanks to its **south-facing orientation**, the property enjoys natural sunlight throughout the day.

The breathtaking views stretch from the surrounding mountains to the Strait of Gibraltar.

## Description:

**This classic detached villa is in excellent condition and exudes elegance.**

The architecture combines timeless Mediterranean style with spacious, light-filled interiors.

**High-quality materials** have been used throughout, including marble flooring and premium woodwork.

The interior feels particularly spacious thanks to its clever layout and large windows.

The windows create a seamless connection between indoor and outdoor living.

The **impressive living area** features a cosy fireplace and direct access to the terrace.

There is a separate, **fully equipped modern kitchen** with high-end integrated appliances.

**The villa offers 5 generous bedrooms with built-in wardrobes and en-suite bathrooms.**

A guest toilet is located on the ground floor.

The flooring is a tasteful combination of marble and high-quality tiles.

The lower level provides additional **multifunctional spaces** that can be adapted to suit individual needs.

There are facilities for leisure and wellness, including a gym and jacuzzi.

A practical laundry room and various storage areas ensure maximum comfort.

The property offers **extensive parking with space for up to 10 cars on-site.**

Additional features:

Air conditioning for cooling and heating.

Cosy fireplace in the living room.

Double glazing for optimal insulation.

Built-in wardrobes.

Alarm system.

Electric sun blinds.

Solar panels.



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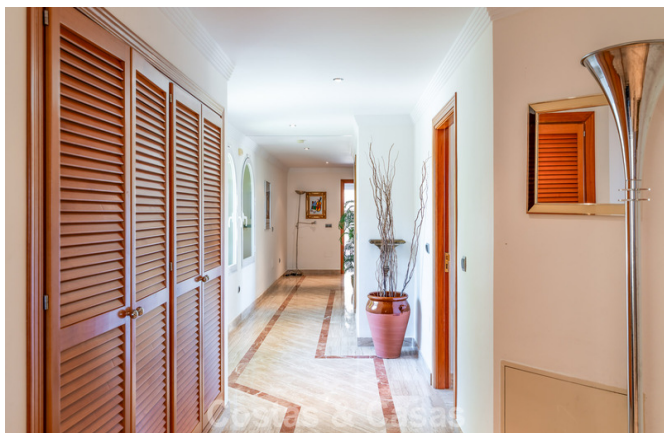
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