



## SAMOSTATN? STOJÍCÍ VILA 3 LOŽNICE

📍 Benahavís

**REF# R4733278 – 985.000€**

IBI

1516 €/YEAR

Garbage

18 €/YEAR



3

Ložnice



4.5

Koupelny



584 m<sup>2</sup>

Built



135 m<sup>2</sup>

Plot



167 m<sup>2</sup>

Terrace

A great Opportunity, in charming Benahavís Town Villa with awesome Panoramic Views.  
Discover a charming Andalusian villa with LIFT in Benahavís, one of the most prestigious areas of the Costa del Sol.

Nestled in a secure gated community with 24hr security, it seamlessly blends traditional charm with modern interiors and more than 580m<sup>2</sup> built.

Surrounded by spectacular views of nature, sea and mountains, it offers serene living close to city comforts of a place like Benahavis, on the Costa del Sol.

It has spacious rooms and high ceilings and each area is designed to make the most of the abundant natural light.

The villa consists of three bedrooms, each with an en suite bathroom and a private terrace, and is thoughtfully equipped with a convenient lift for easy access to different levels.

The lower level hosts a large lounge area, two living rooms with terraces and a nice kitchen and dining area that enjoys the stunning panoramic views.

The spacious living room on the lower floor offers direct access to a large terrace with a pool area where you can enjoy the amazing sunsets.

Its proximity to shops, bars and restaurants, golf courses, and the beach make this property a very special place to reside all year round or in the summer months being in a privileged location.

With just a 2 minutes drive to Benahavis, 15-minute drive to the beach, 20 minutes to Puerto Banús and 25 minutes to Marbella and Estepona, you get access to the vibrant lifestyle and amenities these iconic destinations have to offer.

For those traveling, Málaga Airport is only 45 minutes away, ensuring ease of access for both residents and visitors. If you are looking for a new property that offers a Mediterranean lifestyle and tranquillity, this villa is waiting for you.

The prestigious area around Benahavis boasts one of the most scenic landscapes to the west of the Costa del Sol; offering remarkable and picturesque views and more than ten golf courses, the mixture of sun, sea, golf and mountains make this charming abode a very special place to reside.

Established in the area are some of the most exclusive mansion clubs in Europe, which contribute to the Benahavis' status as the richest municipality per capital in Andalucía.

Its quaint white washed village is considered to be the gastronomic capital of Andalucía and is home to some of the finest restaurants found anywhere in southern Spain.

Spread across the beautiful countryside between the golden beaches of Marbella, Estepona and the spectacular mountains of Ronda, there is an excellent selection of modern apartments, penthouses and exclusive villas on the frontline golf and with panoramic views to the sea. The swift access to the coastal road makes commuting a pleasure and brings together a harmonious blend of comfortable, modern living with a natural Mediterranean environment.

Note: The community fee €696 includes 24-hour security, maintenance of the common areas and gardens of the complex, weekly maintenance of the pool and private gardens of the villa, fiber optic internet, etc....

Appraisal value €1,500,000 and currently it is a great opportunity for its sale price, Please do not hesitate to contact us.







