

## 3 bedroom Villa for sale in Benahavis, Málaga

1,650,000€



Spectacular, luxury villas with a private swimming pool on the Costa del Sol. With panoramic, south facing views, this villa layout is generously proportioned. Offering 3.8 meters of ceiling height in the open-plan living space which includes a dining room & a kitchen fully furnished & equipped with premium brand name appliances. Huge patio doors leading to the private outdoor, swimming pool, a large terrace & landscaped gardens. 3 bedrooms, 2 of which also have access to the private pool & gardens, & 3 full bathrooms, all of them en suite, & a guest toilet.

From the ground floor you enter the generously sized basement that offers a full washroom, a laundry room & multipurpose spaces. This area also has access to the double garage which is entered from the outside through electric gates.

This modern villa built & designed with elements of the highest quality also offers: fully conditioned gardens with built-in automatic irrigation systems. Underfloor heating by water through an aerothermal system throughout the house. Bathroom, electric, underfloor heating, each room with independent control. Air conditioning throughout the property. Built-in wardrobes. Pre-installation of a charging point for an electric vehicle in the garage & pre-installation of Home Automation System.

This property is part of a gated & secure community with a clubhouse, a co-working room, a spa with indoor, heated pool & gymnasium. Lush, communal gardens & incredible, panoramic views of the Mediterranean sea & the surrounding countryside.

This development is located on the lower slopes of the Marbella border, just 5 minutes to the blue flag beaches of the Costa del Sol, in the beautiful "Golden Triangle" of Benahavis, Marbella & Estepona. Home to luxury, 5 star hotels & magnificent golf courses. The traditional whitewashed Spanish town of Benahavis is just a 10 minute drive through the gorge & is packed with restaurants, bars & of course the small town facilities: post office, banks, public & private schools. Just 7 minutes from Puerto Banús, 15 minutes east of Marbella & 20 minutes traveling west of Estepona, the location offers easy access to some of the most popular destinations on the Costa del Sol. Benahavis is also the

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|-----------------------------------|---------------------------------|---|
| 3 bedrooms                        | 4 bathrooms                     | 371m <sup>2</sup> Build size                |
| 630m <sup>2</sup> Plot size       | Swimming Pool                   | Double Glazing                              |
| Fitted Kitchen                    | Clinic - Within 15 minute drive | Hospital - Within 15 minute drive           |
| Pharmacy - Within 15 minute drive | Bank - Within 15 minute drive   | Bars & Restaurants - Within 15 minute drive |
| Beach - Within 15 minute drive    | Golf - Within 15 minute drive   | Park - Within 15 minute drive               |
| Shops - Within 15 minute drive    | Garden - Communal               | Garden - Private                            |
| Terraced Areas                    | Garage - Underbuild             | Pool - Communal                             |
| Jacuzzi - Communal                | Pool - Private                  | School - Within 5 minute drive              |



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