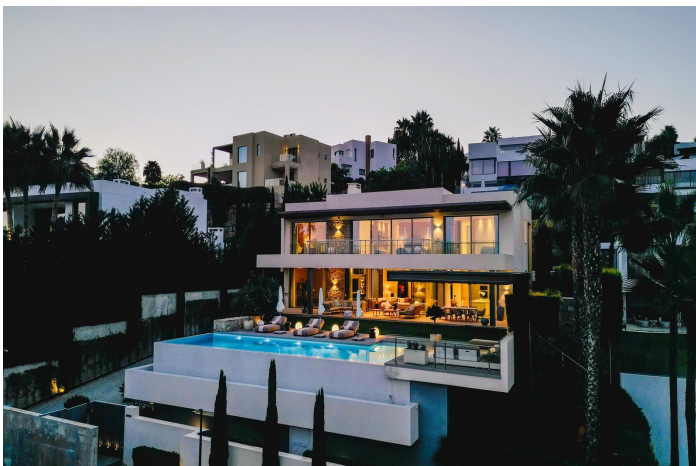




## Villa for sale in Benahavís

4,250,000 €

Reference: R4801219 Bedrooms: 5 Plot Size: 1,413m<sup>2</sup> Build Size: 546m<sup>2</sup> Terrace: 105m<sup>2</sup>





## Costa del Sol, Benahavís (town)

This captivating contemporary villa, located in a prestigious gated community in Atalaya, offers stunning open views of the golf course. Spanning three levels, the villa welcomes you with a grand entrance hall and an open-plan layout featuring a fully fitted kitchen equipped with Miele appliances, a dining area, and a spacious living room. Floor-to-ceiling terrace doors provide access to a large covered terrace that overlooks the lush garden and pool. Behind the living area, a hallway leads to a bedroom with an en-suite bathroom, currently used as an office, as well as a guest toilet.

On the first floor, there are three generously sized en-suite bedrooms. The master suite stands out with its expansive walk-in dressing room, luxurious bathroom, and access to a 30m<sup>2</sup> terrace, offering breathtaking views.

The lower level is designed for both comfort and entertainment. It includes the fifth en-suite bedroom with a walk-in closet, a large entertainment room, a gym, a sauna, a guest toilet, a laundry room, and several storage and machinery rooms. A charming Spanish patio brightens this level with natural daylight, creating a warm and inviting atmosphere throughout.

This villa seamlessly blends modern luxury with functional living, all set within a tranquil and scenic environment

Outside, you'll find a fully equipped outdoor kitchen featuring a unique charcoal grill, perfect for alfresco dining. A covered dining and lounge area provides the ideal space for relaxing or entertaining, while an additional covered terrace by the infinity pool offers even more room to unwind. Alongside the pool, sun loungers beckon you to sit back, relax, and enjoy the serene surroundings.

A wide electric gate opens to reveal this stunning villa, with a spacious driveway leading to the entrance. The property includes covered parking for up to three cars, with ample additional space for guests to park within the grounds.

The villa is just a 2-minute drive from a supermarket and 7 minutes from Puerto Banús, with schools, additional amenities, and the beach all within a short drive.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Fiber Optic  
Gym  
Games Room  
Basement

### Views

Sea  
Country  
Garden  
Pool  
Urban  
Golf

### Pool

Private

### Garden

Private  
Easy Maintenance

### Utilities

Solar water heating

### Orientation

South  
South East

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Schools  
Close To Town  
Frontline Golf

### Furniture

Fully Furnished

### Security

24 Hour Security  
Alarm System  
Entry Phone

### Category

Reduced  
Holiday Homes  
Investment  
Luxury  
Resale  
Bargain  
Cheap  
Contemporary  
Golf

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating  
U/F Heating

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Private  
Open  
More Than One  
Covered

### Energy Rating

B

### CO2 Emission Rating

B