## Your logo

## Detached Villa for sale in Benahavís, 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

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' Il 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:**

Games Room Utility Room Wood Flooring

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

Near Transport South East Cold A/C
Private Terrace Hot A/C

Private Terrace Hot A/C
Storage Room Central Heating
Ensuite Bathroom U/F Heating

Double Glazing

Fitted Wardrobes
Gym

Basement
Fiber Optic

ViewsSettingConditionSeaClose To GolfExcellent

Country Urbanisation New Construction
Garden Close To Shops

Pool Close To Town
Golf Close To Schools
Urban Frontline Golf
Pool Furniture Kitchen

Private Fully Furnished Fully Fitted

Garden Security Parking

Private Gated Complex Private

Easy Maintenance 24 Hour Security Covered

Alarm System Open
Entry Phone More Than One
Utilities Category Energy Rating

UtilitiesCategoryEnergy RatingSolar water heatingReducedB

Holiday Homes Investment Bargain Cheap

Golf Luxury Resale

Contemporary

**CO2 Emission Rating** 

В