EK
ARBAT ESTATES

Sales - House - Benahavís

6.300.000€

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Ref.-ID: R4949209 | **Benahavís** | **House**

Community: 3,600 EUR / year | **IBI: 2,800 EUR / year** | **4** | **6** | **550 m2** | **1668 m2**

Now available with the possibility to annex the next door 1.600 m2 plot. Both plots have been prepared with an ecological retention walls platform, leaving an amazing high positioned and spacious flat surface. This means there are two projects available, both ready to begin construction immediately. In fact one of the villas is starting soon. For investors, basically two consecutive plots of just over 1.600 m2 surface, where two villas can be built, both with sea and forest views plus south orientation. The plots are in the quietest zone of the fabulous Marbella Club Golf Resort, within walking distance to the equestrian centre, the golf practice range and the Club House. This complex is very secure, fully gated, equipped with CCTV and 24 hours security guards. It includes Concierge service, private golf club, a superb equestrian center and a well looked after urbanization with very low construction density. Nature is a priority. Driving times to some landmarks: - Costalita Beach, 12 minutes - Centre of San Pedro, 15 minutes - Guadalmina Commercial Centre, 13 minutes - Atalaya International College, 10 minutes - San Jose School, 12 minutes - Puerto Banus, 20 minutes - Benahavis pueblo: 11 minutes - Estepona pueblo: 20 minutes The plot's location is very peaceful, with no road noise at all, and is in a high position that grants both proximity and views to the forest, the sea and the golf course. This villa will be built in a mix of styles, Andalucian and contemporary, providing the best adaptation to the local climatology and tradition, plus all the light and facilities that open spaces bring. It will be a house integrated in the forest but with panoramic views and lots of daylight. Of course, all modern facilities will come included such as top quality windows and doors, underfloor heating, superb air conditioning, fire place, walk in wine cellar, heated pool, barbeque area, solar pannels, domotics, water filtering system, lift pre-instalation, etc. Some adjustments to the distribution could be made in order to personalice the house to the buyer's needs. The house will be constructed in two floors with 550 m2 plus about 220 m2 outdoor living areas and a pool size of 80 m2!!!. The first floor is the entrance level and it will have an espacefull entrance hall with an amazing view to the sea and the forest. Guest toilet and elevator are located here. In this floor there are 3 bedrooms all with en-suite bathrooms and the master bedroom also enjoys an enviable dressing room. The Ground Floor has another double bedroom with en-suite bathroom, and a large open plan area for the lounge, sitting area, dining room and kitchen. These all have access to the terrace and pool and wonderful views.

Setting
- Suburban
- Country
- Close To Golf
- Close To Town
- Close To Schools
- Close To Forest
- Urbanisation

Orientation
- South East Orientation
- South Facing
- South West Orientation

Condition
- Excellent Condition
- Good Condition
- New Construction

Pool
- Private Pool
- Heated Pool

Climate Control
- Air Conditioning
- Hot A/C
- Cold A/C
- Fireplace
- U/F Heating
- U/F/H Bathrooms

Views
- Sea Views
- Mountain Views
- Golf Views
- Country Views
- Panoramic Views
- Garden Views
- Pool Views
- Courtyard Views
- Forest Views

Features
- Covered Terrace
- Lift
- Fitted Wardrobes
- Private Terrace
- Solarium
- WiFi
- Storage Room
- Utility Room
- Ensuite Bathroom
- Disabled Access
- Bar
- Barbeque
- Double Glazing
- Domotics
- 24 Hour Reception
- Restaurant On Site
- Day Care
- Stables
- Basement
- Fiber Optic

Furniture
- Fully Furnished
- Optional Furniture

Kitchen
- Fully Fitted Kitchen

Garden
- Private Garden
- Landscaped Garden
- Easy Maintenance Garden

Security
- Gated Complex
- Entry Phone
- Alarm System
- 24 Hour Security

Parking
- Covered Parking
- Multiple Parking Spaces
- Private Parking
- EV charge point

Utilities
- Electricity
- Drinkable Water
- Telephone
- Photovoltaic solar panels
- Solar water heating

Category
- Golf
- Holiday Homes
- Investment
- Luxury
- Off Plan
- With Planning Permission
- Contemporary