EK
ARBAT ESTATES

**Sales - House - Benahavís**

**645.000€**

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**Ref.-ID: R5235760** **Benahavís** **House**

**Community: 3,600 EUR / year** **IBI: 600 EUR / year** **Rubbish: 30 EUR / year** **5** **4** **300 m2** **400 m2**

This Luxurious Spacious Fully Detached Villa in an Oasis of Tranquillity with Luxury Resort Amenities Discover this One-of-a-kind, Fully Detached Luxury Villa in the Exclusive Large Friendly Community of Parque Botánico Resort. With its Spacious bedrooms, Private Terraces, Gardens, and extensive Community amenities for Sport, Nature, Socialising and Tranquillity This spacious property is ideal for those seeking privacy and comfort while enjoying the vibrant Spanish coast. The gated community with 24-hour security is just Seven minutes drive from the beach, 10 minutes to Estepona and 15 to the famous Puerto Banus. Property Highlights: Spacious Open Living: 4/5 bedrooms, including 3 very large: Super Queen beds and Ensuite. 1 standard double bed . 3.5 bathrooms. 1 Oversized Double Room can be easily split to create the 5th Bedroom. Accommodates 10-12. Privacy & Space: The Fully Detached Villa is surrounded by beautiful eucalyptus trees and birds, providing a private and serene atmosphere. The property is a one-of-a-kind secluded in the Forestry area of the urbanization. Modern Amenities: A large, open-plan lounge and dining area lead to a fully equipped modern kitchen with a separate pantry/washroom. The main terrace boasts a second lounge area, dining table, and barbecue for Al Fresco Dining. Outdoor Delights: Enjoy your own slice of paradise with a private 3m pool, Jacuzzi, solar shower, and expansive terrace overlooking stunning mountain views akin to being in a Tree house —perfect for relaxation or entertaining guests. Additional roof terrace with Panoramic Views. Constructed in 2019 with reinforced concrete suitable for an Above-Ground Pool and Jacuzzi. Parque Botánico Resort Community Perks: Extensive Facilities: This One-of-a-Kind Resort on the Costa Del Sol boasts a 25m heated indoor pool, fully equipped gym, sauna, steam room, and Jacuzzi for wellness enthusiasts. The huge Outdoor Pool Complex (1-minute walk) has an onsite welcoming Spanish-style restaurant with bar and connecting children’s pools. Soak up the Spanish sun with everything you need for those perfect holiday vibes. For those seeking more tranquillity, a secluded outdoor pool is just a 1-minute walk from the villa. Family-Friendly Atmosphere: Children’s play areas, pools, and recreational spaces such as 4 tennis court zones, 2 basketball courts, and indoor squash courts and Padel make this community perfect for families and truly one of a kind on the Costa. Onsite Dining: The resort features a welcoming Spanish-Style Restaurant and Bar, offering local and International cuisine just a One Minute from your doorstep in the large outdoor pool complex. Convenient Parking: Private shaded parking is available right next to the villa on its own Driveway for up to 3 Cars, with additional free parking throughout the community. Experience the ultimate blend of luxury and comfort, with all the modern amenities and a welcoming Multi-Cultural Community. Make This Villa Your Dream Home: Contact us today to learn more about this unique opportunity to own a luxury villa in a resort community, perfect for family living or a stunning vacation retreat. The property boasts a Tourist Licence for the times you're not using it, allowing for a high ROI. Summer Rental income for 2 months is 17K. We can transfer the Booking Account to the new Owners. Licence Number in Details Tab. Cadastral plans include an In-ground pool, so no permission is required. Additional Information: Private Hospital Hospiten: 5 km Public School Cancelada: 7 km, Private Estepona: 9 km Surrounded by 5-Star Golf Courses and Selwo Aventura Animal Kingdom Gibraltar International Airport: 58 km Málaga Airport: 77 km Unbranded Video Tour: https://www.youtube.com/watch?v=JA2U6eEMe6k Other Villa’s Vs Our Exclusive Private Villa The other Villas are often 3 Bed not 4/5 like ours. All are overlooked and only Semi detached. Ours is completely private. Our huge 4th bedroom is not included on many cheaper Villas The pools included with Villas are Small Splash pools For £20k you can build a FULL SIZE PRIVATE POOL Reinforced Roof Terrace and custom Wood stair access – Original roofs are shingle and unusable. We replaced the half terrace roof with FULL Size Sandwich Panel and fresh beams. Cool in Summer, Warm in Winter. Quiet in rain. Old original beams are rotten and WILL fail. Interior walls close off the space, we removed for Open plan Kitchen/Dining room also Lounge /Entrance Other Villas close to the Community access roads are busy, not many use our road as were Villa 1 on a loop road so they go the other direction. Location, location. You wont find quieter than here.

**Setting**
- Suburban
- Country
- Village
- Close To Golf
- Close To Shops
- Close To Town
- Close To Schools
- Close To Forest
- Close To Marina
- Urbanisation

**Orientation**
- North Facing
- North East Orientation
- East Facing
- South East Orientation
- South Facing
- South West Orientation
- West Facing
- North West Orientation

**Condition**
- Excellent Condition
- Recently Renovated

**Pool**
- Communal Pool
- Private Pool
- Indoor Pool
- Heated Pool
- Room For Pool
- Childrens Pool

**Climate Control**
- Air Conditioning
- Hot A/C
- Cold A/C
- Fireplace

**Views**
- Mountain Views
- Country Views
- Panoramic Views
- Garden Views
- Courtyard Views
- Urban Views
- Forest Views
- Street Views

**Features**
- Covered Terrace
- Fitted Wardrobes
- Near Transport
- Private Terrace
- Satellite TV
- WiFi
- Gym
- Sauna
- Games Room
- Paddle Tennis
- Tennis Court
- Guest Apartment
- Guest House
- Storage Room
- Utility Room
- Ensuite Bathroom
- Marble Flooring
- Jacuzzi
- Barbeque
- Double Glazing
- 24 Hour Reception
- Restaurant On Site
- Near Mosque
- Staff Accommodation
- Near Church
- Basement
- Fiber Optic

**Furniture**
- Part Furnished

**Kitchen**
- Fully Fitted Kitchen

**Garden**
- Communal Garden
- Private Garden
- Landscaped Garden
- Easy Maintenance Garden

**Security**
- Gated Complex
- Electric Blinds
- Entry Phone
- Alarm System
- 24 Hour Security
- Safe

**Parking**
- Garage
- Covered Parking
- Open Parking
- Street Parking
- Multiple Parking Spaces
- Communal Parking
- Private Parking
- EV charge point

**Utilities**
- Electricity
- Drinkable Water
- Telephone
- Gas

**Category**
- Bargain
- Holiday Homes
- Investment
- Luxury
- Reduced
- Resale
- With Planning Permission
- Contemporary