EK
ARBAT ESTATES

**Sales - House - Benahavís**

**1.195.000€**

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**Ref.-ID: R5314633** **Benahavís** **House**

**Community: 1,320 EUR / year** **IBI: 829 EUR / year** **Rubbish: 18 EUR / year** **3** **2.5** **245 m2** **730 m2**

This beautifully presented villa is set within a small, secure gated community, offering privacy, peace of mind, and a wonderful sense of exclusivity. Boasting beautiful sea and golf views, the property enjoys a tranquil setting while remaining conveniently accessible. The home sits on a large, landscaped garden, perfect for outdoor living and entertaining. A beamed covered porch provides an inviting shaded area for al fresco dining and relaxing while taking in the views. At the heart of the garden is a superb private swimming pool with heat pump, allowing for comfortable use throughout the year. The generous outdoor space provides plenty of room for relaxation, family activities, or hosting guests. Inside, the living room features an impressive vaulted ceiling with a fireplace, creating a wonderful sense of space and warmth while enhancing the overall character of the home. Elegant marble floors run throughout, adding a timeless and refined finish.The villa also benefits from a large, well-appointed kitchen, offering ample workspace and storage, ideal for both everyday living and entertaining. Designed with comfort and efficiency in mind, the property includes: * Air conditioning in all bedrooms * Gas-fired central heating * Fibre optic cabling for high-speed internet * Solar panels with battery storage for enhanced energy efficiency * A substantial 30,000-litre water tank * A separate 3,000-litre hot water tank * Water pressure pump ensuring consistently strong water flow Additional highlights include space for two cars, gym equipment, window bars, and excellent overall security features for added peace of mind. The property is offered with furniture as optional, providing flexibility whether you are seeking a turnkey home or wish to personalise the space to your own style. This is a superb opportunity to acquire a spacious, well-equipped, energy-efficient villa in a secure and highly desirable setting with sea and golf views.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Private Pool
- ✔ Heated Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ Fireplace

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Gym
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

**Furniture**
- ✔ Optional Furniture

**Garden**
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Alarm System

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Utilities**
- ✔ Solar water heating