

**Sales - House - Benahavís**  
**3.495.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R5346490**

**Benahavís**

**House**



**7**



**6**



**876 m2**



**2470 m2**

EXCLUSIVE LISTING! SUPER OFFER! THE BANK ESTIMATES THE VILLA HAS A VALUE OF €4,600, 000, THE OWNER WANTS TO SELL IT QUICKLY AND THEREFORE THE LAST MINUTE OFFER IS ONLY €3,495, 000 This villa is located in the El Paraiso urbanization, approximately 18 km west of Marbella, near the El Paraiso Golf Club. On the ground floor, upon entering, you will find a staircase leading to the first floor and another leading to the semi-basement. On this floor there are 4 bedrooms, two of which share a bathroom and terrace. On the first floor there is another bedroom with a window, and on the other side of the hallway is the master suite with its private south-facing terrace, with sea views. The semi-basement is the main living area, located at garden level, with French doors on the left leading outside. Next to it is the dining kitchen, as well as a separate space that could be used as staff accommodation. This space can also be accessed from the semi-basement, which has its own independent entrance. The electrical room is also on this floor. The semi-basement has parking for at least three large cars, as well as the machine room and water tanks. This property is undergoing a major renovation and there are plans to change the layout of the 4-level house.

**Setting**

- ✓ Frontline Golf
- ✓ Close To Golf
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest

**Orientation**

- ✓ South

**Condition**

- ✓ Excellent
- ✓ Good

**Pool**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Forest

**Features**

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Domotics
- ✓ Basement

**Furniture**

- ✓ Fully Furnished
- ✓ Part Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Private

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Parking**

- ✓ Garage
- ✓ Covered
- ✓ Open
- ✓ More Than One
- ✓ Private

**Utilities**

- ✓ Electricity

**Category**

- ✓ Golf
- ✓ Luxury