EK
ARBAT ESTATES

**Sales - House - Benahavís**

**3.995.000€**

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**Ref.-ID: R5449711** **Benahavís** **House**

**Community: 1,944 EUR / year** **IBI: 1,903 EUR / year** **Rubbish: 18 EUR / year** **6** **9** **886 m2** **1021 m2**

Set within the prestigious gated community of Los Arqueros, this exceptional contemporary villa combines striking architecture, luxurious interiors and breathtaking panoramic views. Designed over five spacious levels, connected by both a stunning glass staircase and lift. The entrance level gives access to the split-level master suite, a private retreat complete with its own lounge area, walk-in wardrobe, en-suite bathroom and a large terrace to enjoy those spectacular views. The heart of the home is the main living level, where an impressive open-plan designer kitchen, dining area and lounge create the perfect space for both everyday living and entertaining. A feature fireplace provides warmth and character, while floor-to-ceiling windows flood the space with natural light and open onto three expansive terraces with breathtaking panoramic views of the golf, mountains and sea. This floor also includes the second ensuite guest bedroom, currently used as a home office. The next level down has been designed with relaxation in mind. Here you'll find a spacious second living room, games area with a fully equipped bar, cinema room, laundry room and two further en-suite guest bedrooms. All of these rooms enjoy direct access to the beautifully landscaped pool terrace, complete with a second barbecue area next to the pool, creating the perfect indoor-outdoor lifestyle. The final level continues to impress, whilst offering additional flexibility as a self-contained apartment if needed. Here you will find the fifth guest bedroom with en-suite bathroom, fitted kitchen, Trackman golf simulator, gym with Nordic Trak equipment and access to a spacious deck, with lounge, dining and sun worshipping space. Finished to an exceptional standard throughout, the villa is presented in immaculate, move-in-ready condition. Whether as a luxurious permanent residence, holiday retreat or high-end investment property, this remarkable home offers an unrivalled lifestyle in one of Benahavís' most sought-after communities. Property Features Plot - 1021 m2 Build - 886 m2 Prestigious gated community of Los Arqueros 6 large double bedrooms 9 luxurious bathrooms Lift Designer open-plan kitchen Multiple reception and entertainment areas Cinema room Fully fitted bar and games room Trackman golf simulator Gymnasium Infinity saltwater swimming pool Panoramic mountain, golf, sea and countryside views Underfloor heating and air conditioning throughout with individual room control Photovoltaic solar panels and battery storage Garage and parking for multiple vehicles 24-hour security An outstanding luxury villa offering space, privacy, exceptional amenities and spectacular views in one of the Costa del Sol's premier golf communities.

**Setting**
- ✔ Close To Golf
- ✔ Urbanisation

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace
- ✔ U/F Heating

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Forest Views

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

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Gated Complex
- ✔ Alarm System
- ✔ 24 Hour Security
- ✔ Safe

**Parking**
- ✔ Garage
- ✔ Multiple Parking Spaces

**Utilities**
- ✔ Photovoltaic solar panels

**Category**
- ✔ Golf
- ✔ Luxury
- ✔ Resale