EK
ARBAT ESTATES

Sales - House - Benahavís

2.300.000€

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Ref.-ID: R5496100 **Benahavís** **House**

IBI: 1,003 EUR / year **Rubbish: 18 EUR / year** **6** **5** **249 m2** **1020 m2**

Mediterranean villa with panoramic sea views in Los Arqueros Set on a generous 1,020 m² plot, this six-bedroom Mediterranean villa enjoys beautiful panoramic sea views, privacy and a peaceful setting in the established residential area of Los Arqueros. The property offers six bedrooms, five bathrooms, a guest toilet, spacious living and dining areas, generous terraces, landscaped gardens and a private swimming pool. With its traditional Mediterranean architecture and generous proportions, the villa has plenty of character. Although well maintained, it would benefit from modernisation, offering its next owner the opportunity to update the property to their own taste while preserving its original charm. Surface areas and legal status The property has approximately 355 m² of constructed area, plus an additional 65 m² of construction, which will be included in the ongoing AFO procedure (Asimilado a Fuera de Ordenación). The Certificate of No Urban Planning Infringement has already been obtained, and the AFO process has been initiated. Further documentation is available upon request. Located just a short drive from San Pedro de Alcántara, Puerto Banús and Marbella, this villa combines an established location, beautiful views, privacy and the opportunity to create a home tailored to its next owner.

Setting
- ✔ Close To Shops
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Views
- ✔ Sea Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale