

**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**



**355 m2**



**1020 m2**

Los Arqueros – Villa with panoramic sea and golf views Set in an elevated and very private position in Los Arqueros, this spacious six-bedroom villa enjoys open views across the golf course, the valley and the Mediterranean. The property is in good overall condition and built with quality materials, while the interiors would benefit from modernisation. This gives a new owner the opportunity to create a more contemporary home while keeping the solid structure and generous proportions. The sea is visible from almost every room, creating a wonderful sense of openness, almost as if the house were floating above the valley. Every bedroom has direct access to a terrace. The villa offers six bedrooms, five bathrooms, a guest toilet, a large kitchen, generous living areas, several terraces and a private swimming pool. Parking is particularly generous, with a garage for two cars, an additional carport for two more and visitor parking directly opposite the property. Los Arqueros is a well established residential community with 24 hour security. San Pedro de Alcántara is around five minutes away, the beach approximately seven minutes away, with easy access towards Marbella and Estepona. The setting is peaceful and private while still being very well connected. In addition, around 65 m² were added to the property many years ago. The property does not currently have an LPO. A recent Certificate of No Urban Planning Infringement has been issued by Benahavís Town Hall after the extension was carried out, and the regularisation process for this additional area is currently underway.

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|----------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Setting</b> <div><div></div> Close To Shops</div> <div><div></div> Close To Schools</div> | <b>Orientation</b> <div><div></div> South</div> | <b>Condition</b> <div><div></div> Excellent</div>   | <b>Pool</b> <div><div></div> Private</div>    | <b>Views</b> <div><div></div> Sea</div> <div><div></div> Garden</div> <div><div></div> Pool</div> | <b>Features</b> <div><div></div> Covered Terrace</div> <div><div></div> Fitted Wardrobes</div> <div><div></div> Private Terrace</div> <div><div></div> Utility Room</div> <div><div></div> Ensuite Bathroom</div> <div><div></div> Marble Flooring</div> |
| <b>Kitchen</b> <div><div></div> Fully Fitted</div>                                           | <b>Garden</b> <div><div></div> Private</div>    | <b>Security</b> <div><div></div> Alarm System</div> | <b>Parking</b> <div><div></div> Private</div> | <b>Utilities</b> <div><div></div> Electricity</div> <div><div></div> Drinkable Water</div>        | <b>Category</b> <div><div></div> Resale</div>                                                                                                                                                                                                            |