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**Sales - House - Benahavís**

**2.350.000€**

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**Ref.-ID: R5520340** **Benahavís** **House**

**4** **3.5** **342 m2** **5558 m2**

Exclusive Listing | Authentic Andalusian Villa with Panoramic Sea Views in El Madroñal A distinctive opportunity in El Madroñal: an authentic Andalusian villa with exceptional sea and mountain views, set on an unusually generous and private plot of 5,558 m² (registered title area). Located within the prestigious, 24-hour gated community of El Madroñal, this charming four-bedroom villa offers a combination increasingly difficult to find on the Costa del Sol: spectacular panoramic views, extensive private grounds, traditional Mediterranean character and exciting potential for personalisation. The villa is distributed across three levels and features four bedrooms, three bathrooms and a guest toilet. One of its most appealing architectural characteristics is the impressive ceiling height in both the main living area and principal bedroom, creating a wonderful sense of space and openness. Unlike many modern developments, the property has preserved its authentic Andalusian identity, with traditional architectural features, generous living spaces and a warm, inviting atmosphere. The outdoor areas are equally impressive. The property enjoys beautiful terraces, mature gardens, a private swimming pool and breathtaking views stretching across the Mediterranean coastline and surrounding mountains. Exceptional Plot and Future Potential. A key differentiating factor is the property's 5,558 m² registered plot, offering exceptional privacy and flexibility compared with many properties in this price segment. The extensive grounds provide scope to explore additional possibilities, including separate guest accommodation and potential subdivision of the land. Both opportunities would require detailed feasibility assessments and the necessary planning approvals, and no additional development rights are currently confirmed. The villa would also benefit from selective modernisation, offering buyers an opportunity to create a beautiful contemporary Mediterranean residence while preserving its original charm. An Attractive Opportunity for the Right Buyer, this property is particularly well suited to buyers seeking: - An authentic villa with character rather than a standard contemporary development - Exceptional panoramic sea and mountain views - A substantial private plot in a secure, established residential community - A family residence or holiday retreat with generous outdoor living areas - The opportunity to personalise and enhance an existing home - Convenient access to Marbella, Puerto Banús, golf courses and the coast Property Overview: - Location: El Madroñal, Benahavís - Type: Detached Andalusian villa - Bedrooms: 4 - Bathrooms: 3 + guest toilet - Cadastral constructed area: 342 m² - Plot: 5,558 m² registered / 5,405 m² cadastral - Private swimming pool - Covered and uncovered terraces - Panoramic sea and mountain views - Secure gated community with 24-hour security - Opportunity for modernisation A compelling opportunity for clients who value location, privacy, authentic architecture and exceptional views over newly built finishes. Exclusively marketed by Marbella Property Advisory. Collaborating agents are welcome to arrange viewings and introduce qualified buyers.

**Setting**
- ✔ Country
- ✔ Close To Golf
- ✔ Close To Forest

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Good Condition

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

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

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Pool Views
- ✔ Forest Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Guest House
- ✔ Storage Room

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

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

**Parking**
- ✔ Open Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity

**Category**
- ✔ Investment
- ✔ Luxury