EK
ARBAT ESTATES

Sales - House - Benahavís

2.475.000€

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Ref.-ID: R5523499 **Benahavís** **House**

Community: 2,760 EUR / year **IBI: 1,113 EUR / year** **Rubbish: 18 EUR / year** **5** **5** **331 m2** **2900 m2**

Situated on one of the best south west oriented plots in the sought after residential estate of Monte Mayor, this stunning Andalusian style villa offers gorgeous uninterrupted panoramic views to the surrounding hills & mountains as well as the Mediterranean beyond. Monte Mayor is a secure urbanization in the hills of Benahavís, offering tranquillity and natural surroundings only a short drive away from the coast. The property itself is located near the end of a cul-de-sac on the edge of the resort, in an area surrounded by 'green' land, guaranteeing that the current views will not be altered in the future. Via an automatic gate the property is approached by a private driveway down to the parking area and the entrance patio. The front door opens up to an incredible space, an entrance hall with double height ceilings and a mezzanine passage way to spacious terrace with stunning views. The villa's Andalusian theme continues inside with beautiful terracota tiles and vaulted ceilings. On this top floor we find on the one side 2 guest suites with French balconies and on the other side the master bedroom with dressing, en-suite bathroom and access to the terrace. Downstairs we have a further two guest suites with direct access to the garden as well as the living room. The entire liviing room, with its designated lounge and dining aeas, has direct access to the garden. The open plan kitchen is fully fitted and offers cooking island/breakfast bar as well as a laundry annex with its own outdoor access. The garden is easy maintenance with its main lawn area of artificial grass, the borders boast matures trees and hedges for perfect privacy. The pool with its black mosaic tiles also offers a unique look which works very well in the sunny condtions of Southern Spain. A small gate also leads to a path going down to a lower plateau where you find a cozy mirador offering fantastic views down to the coast. Lastly, there is a solarium terrace on the highest level of the house boasting the best views and this area can be equipped with sunloungers or an outdoor kitchen for example.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Urbanisation

Orientation
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Double Glazing

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security
- ✔ Safe

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Luxury
- ✔ Resale