EK
ARBAT ESTATES

Sales - House - Benahavís

1.200.000€

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Ref.-ID: R5525266 **Benahavís** **House**

Community: 6,768 EUR / year **IBI: 143,099 EUR / year** **Rubbish: 78 EUR / year** **4** **6.5** **415 m2** **230 m2**

Tucked into the hills above Marbella and Estepona, this 415 m² house in La Heredia de Monte Mayor is one of the standout homes in this quiet, gated community. A 172 m² terrace wraps around views of the Mediterranean and the mountains beyond, giving you real distance from the coast without losing quick access to it. The A-7 is close by, so Marbella and Estepona are both a short drive away, along with the beach, several golf courses, international schools, supermarkets and hospitals. It's a rare balance: peace and privacy, with everyday convenience never far off. Step inside, and the house feels instantly lived-in and warm. Every room is well-proportioned and bright, and the living room flows straight into the dining area, both opening onto the huge private terrace with a BBQ zone and a chill-out corner, built for long evenings outside. From there, the views stretch across the sea and the mountains, down to your own pool and garden. The kitchen faces north, with a large window onto the patio, which keeps it naturally cool. The main level has one bedroom with an en-suite bathroom, a guest toilet, and a laundry room. Upstairs, the master suite has its own en-suite and walk-in wardrobe, plus direct access to a second, larger terrace with sweeping coastal views. Two further en-suite bedrooms are on this floor, bringing the home to four bedrooms and four bathrooms in total. Below the house, a path leads down to a large private pool, partly shaded for hot afternoons, and a few steps further down, a herb garden offers a quiet spot to sit. Underfloor heating and air conditioning run throughout, so the house works in every season. Monte Mayor rewards anyone who wants space and quiet without cutting themselves off. The A-7 puts Marbella and Estepona within easy reach, while golf courses, riding stables and hiking trails start right outside the door. International schools, shops and healthcare are all close by, so families settle in easily. Few homes in the area combine this much privacy with this much view, which is exactly why this one won't stay listed for long. All property information provided comes directly from the owner. The listing agent acts solely as an intermediary and cannot guarantee the accuracy or completeness of these details. Prospective buyers are encouraged to conduct their own due diligence to verify important information. Thank you for your understanding.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Schools

Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace
- ✔ U/F Heating

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

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Part Furnished

Garden
- ✔ Private Garden

Security
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Communal Parking