

**Продажа - Дом - Benahavís**  
**3.950.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R5059105**

**Benahavís**

**Дом**

**Коммунальные: 1,596 EUR / год**



**6**



**8**



**570 m2**



**2473 m2**

**EXCLUSIVE LUXURY VILLA WITH SEA AND MOUNTAIN VIEWS, 5 KM FROM PUERTO BANÚS.** This stunning property is located just 5 minutes from the beach, 10 minutes from Marbella, and with easy access to the highway, making it a true gem on the Costa del Sol. With a built area of 575 m<sup>2</sup> on a plot of 2400 m<sup>2</sup>, the home offers the perfect balance between privacy and access to the best points of interest on the Costa del Sol. Enjoy the peace and tranquility provided by its south-facing orientation while taking in panoramic views of the sea, mountains, and countryside, allowing you to live in complete harmony with nature. The villa features 6 spacious bedrooms and 8 bathrooms, all designed with high-quality materials to provide comfort and luxury in every corner. Additionally, the high-quality private garden is complemented by a saltwater pool, making it the perfect place to enjoy the Mediterranean climate in an exclusive setting. The industrial chic architectural style is reflected in every detail, creating a modern and sophisticated atmosphere. The property stands out not only for its design and location but also for its energy efficiency. With systems such as aerothermal heating, solar panels, and a seasonal well, this villa is fully self-sufficient, ensuring low energy consumption and economical water thanks to the three private wells in the community. It also features a 70,000-liter storage tank to ensure a constant water supply. The villa includes an advanced home automation system that allows you to control all aspects of the house with a single touch, making daily life even more convenient. The property is in excellent condition and has an energy efficiency rating of A, ensuring a healthy and environmentally friendly environment. Moreover, this house has been designed with Feng Shui principles in mind, promoting a harmonious flow of energy and a balanced environment that enhances the well-being and tranquility of its inhabitants. Additional security measures: The villa includes a concealed and fully-equipped bunker, providing an extra level of security and privacy for its residents, ensuring peace of mind and protection at all times. This property is ideal for buyers seeking a luxury residence with a sustainable focus, combining comfort, privacy, and energy efficiency. It is perfect for those wanting a modern, elegant, and self-sufficient home, as well as for families who value tranquility without sacrificing access to the most exclusive areas of the Costa del Sol.

**Расположение**

- ✓ Деревня
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Урбанизация

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Игровая комната
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Умный дом
- ✓ Подвал
- ✓ Оптическое волокно

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Мебель**

- ✓ По желанию

**Категория**

- ✓ Гольф
- ✓ Элитная
- ✓ Перепродажа
- ✓ Современного

**Состояние**

- ✓ Отличное

**Кухня**

- ✓ Полностью оборудованная

**бассейн**

- ✓ Приватный

**Сад**

- ✓ Приватный
- ✓ Ландшафтный дизайн
- ✓ Простой в уходе

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Камин
- ✓ Полы с подогревом

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация
- ✓ Охрана 24 часа

**ВИД**

- ✓ Море
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

**Парковка**

- ✓ С навесом
- ✓ Открытая
- ✓ Более чем один
- ✓ Приватная
- ✓ Зарядная станция для электромобилей