EK
ARBAT ESTATES

**Продажа - Дом - La Quinta**

**2.300.000€**

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**Ref.-ID: R5216302** | **La Quinta** | **Дом**

**Коммунальные: 216 EUR / год** | **ИБИ: 1,677 EUR / год** | **Мусор: 180 EUR / год** | **4** | **5** | **565 m2** | **961 m2**

VILLA WITH PANORAMIC VIEWS IN EL HERROJO, BENAHAVÍS Set in one of the most exclusive areas of Benahavís, this spectacular five-bedroom, six-bathroom villa offers exceptional character and endless potential to become a true dream residence. Located on a 961 m² plot with a total built area of 565 m², this property enjoys breathtaking panoramic views stretching from the surrounding hills to the golf course and the Mediterranean Sea. Built in 2003, the villa combines solid architecture with the perfect foundation for a luxury renovation project. Its privileged orientation and open layout flood the interiors with natural light, enhancing both the spaciousness and the stunning views. Upon entering, an elegant double-height entrance hall sets the tone of serenity and sophistication that flows throughout the home. On the main level, expansive living areas open through large glass doors onto the terrace, creating a seamless connection between the indoor and outdoor spaces. The master suite, located on this same level, offers an incomparable retreat with a private terrace boasting spectacular views, a generous walk-in closet, and a spa-inspired bathroom designed for ultimate comfort. The kitchen is spacious and functional, featuring a pantry area and direct access to the garden and parking area—ideal for daily living or entertaining guests with ease. Outside, the private pool and landscaped garden form the heart of the property. With ample space to create an outdoor kitchen, barbecue, or cozy chill-out area, it’s the perfect setting to enjoy the Mediterranean lifestyle all year round. On the lower floor, all the bedrooms—each with an en-suite bathroom—offer privacy and comfort, with direct access to the garden and pool area. This level also includes versatile spaces with great potential for a gym, home cinema, or guest apartment. The upper floor features an additional bedroom with its own en-suite bathroom and access to a magnificent terrace overlooking the sea and the stunning natural surroundings. The property also includes a spacious garage and ample outdoor parking, ensuring maximum convenience for residents and guests alike. Located within the exclusive community of El Herrojo, this villa enjoys an unbeatable location—just minutes away from Marbella, Puerto Banús, and the finest golf courses on the Costa del Sol. A unique opportunity to create a bespoke contemporary residence in a privileged setting that combines privacy, elegance, and unmatched panoramic views.

**Расположение**
- ✔ Рядом с гольф-полем
- ✔ Рядом с городом
- ✔ Рядом с лесом

**ОРИЕНТАЦИЯ**
- ✔ Юго-Восточная ориентация
- ✔ на юг
- ✔ Юго-Западная ориентация

**Состояние**
- ✔ Хорошее состояние
- ✔ Нужен ремонт

**бассейн**
- ✔ Частный бассейн

**Климат-контроль**
- ✔ Кондиционер
- ✔ Кондиционер холодного воздуха
- ✔ Кондиционер горячего воздуха

**ВИД**
- ✔ Вид на море
- ✔ Вид на горы
- ✔ Гольф Просмотров
- ✔ Панорамы
- ✔ Сад Просмотров

**Особенности**
- ✔ Крытая терраса
- ✔ Встроенные шкафы
- ✔ Приватная терраса
- ✔ Мраморные полы
- ✔ Двойные стеклопакеты

**Кухня**
- ✔ Полностью оборудованная кухня

**Сад**
- ✔ Частный сад

**меры безопасности**
- ✔ Сигнализация

**Парковка**
- ✔ гараж
- ✔ Частная парковка

**Коммунальные услуги**
- ✔ Электричество
- ✔ Газ

**Категория**
- ✔ Инвестиции