

**Продажа - Дом - Benahavís**  
**2.750.000€**

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**Ref.-ID: R5338090**

**Benahavís**

**Дом**

**Коммунальные: 2,160 EUR / год**

**ИБИ: 1,115 EUR / год**



**5**



**4.5**



**476 m2**



**1112 m2**

This elegant villa in Nueva Atalaya, in the New Golden Mile area, combines classic design with bright interiors and beautiful sea views across the Mediterranean and surrounding mountains. Set just minutes from Benahavís village and Marbella's beaches, the location offers convenient access to international schools, supermarkets, and two golf clubs, all within five minutes. Arranged over three levels, the villa opens at the entrance level into a generous, light-filled living area with a fireplace, access to both covered and uncovered terraces and an established garden, alongside a fully fitted kitchen with a cooking island and direct outdoor access. A bedroom and bathroom on this level offer flexible accommodation for guests or family, while a second sitting room provides additional space that could serve as a further bedroom or a quiet retreat. The upper floor features the main ensuite bedroom with a double vanity and opens onto a private terrace with panoramic views. Two further bedrooms on this level share access to a large terrace, served by a full bathroom with separate bath and shower. The lower level contains a self-contained one-bedroom apartment with a kitchen and bathroom, and independent access. This level also includes a versatile space suitable for a gym, cinema, or games room, with additional storage, laundry facilities, and a garage for 2 to 3 cars, plus outdoor parking for 3 to 4 vehicles. With an ideal southwest orientation, the villa benefits from abundant natural light and beautiful sunsets. An established garden, private pool, and generous terrace areas provide inviting spaces for relaxation and entertaining, while elegant finishes throughout create a comfortable and refined home in one of the Costa del Sol's most desirable addresses. Atalaya Golf and Country Club and El Paraíso Golf and Country Club are each a five-minute drive away, making this an ideal base for golf enthusiasts and those seeking quiet residential living within easy reach of the area's best amenities. The property is also five minutes from excellent international schools, including Atalaya College, the International School of Estepona, and 10 minutes from the Swedish International School. Nueva Atalaya is a prestigious residential area of the New Golden Mile, set between Marbella and Estepona, offering an exceptional lifestyle within one of the coast's most sought-after communities. The villa sits 10 minutes from Guadalmina's beaches, 15 minutes from Puerto Banús, and 20 minutes from both Estepona town centre and the Marbella Golden Mile. If you are looking for a stylish and comfortable home with gorgeous views, within easy reach of all the amenities of the Golden Triangle of the Costa del Sol, this is an excellent opportunity.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с городом
- ✓ Близко к школам

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Апартаменты для гостей
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Подвал

**Категория**

- ✓ Элитная

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**Мебель**

- ✓ Без мебели

**Состояние**

- ✓ Отличное

**Сад**

- ✓ Приватный

**бассейн**

- ✓ Приватный

**меры безопасности**

- ✓ Электрические жалюзи
- ✓ Сигнализация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Камин
- ✓ Полы с подогревом

**Парковка**

- ✓ Более чем один
- ✓ Приватная

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Бассейн

**Коммунальные услуги**

- ✓ Солнечный нагрев воды