

Villa for sale in Benahavis, Costa del Sol

4 Bedrooms | **4** Bathrooms | **578** m² Interior | **181** m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ **2,800** IBI | € **18** Rubish tax | € **1,200** Community fees



Property Description

Traditional L-shaped villa on an elevated position , 2 floors facing east south and west. Between el Madroñal and the northern part of San Pedro with the urbanization entrance on the Ronda road, just west from La Quinta on a generous plot of 5.287m² of which 4.000m² flat. The highest level in the urbanization offering 100% privacy. The sea is visible over el Paraiso towards african coast. A park like garden full grown with mature vegetation and bigger than usual pool measuring 8 x 12.

Entrance: Big squared open patio with small water fountain.

Typical entrance, kitchen with breakfast area, kitchenstorage, hall towards the 3 bedrooms and 3 bathrooms (1 masterbedroom on the corner). Guest toilet.

Enormous living space divided in 3 living areas, one with a big fireplace and dining corner.

Integrated 3 terraces.

Underfloor heating throughout on the groundfloor area.

Basement: 1 bedroom 1 bathroom en suite, storage.

Garage for 2 cars, storage room.

Carpark open space for 10 cars.

M2 groundfloor 402 built plus 100 terraces makes 502m² total

M2 basement 176m² total including garage and storage.

Informe urbanístico 01.2024 :

PGOU '97 Benahavis : urbano residencial / vivienda unifamiliar / parcela mínima la existente de 5.287m2 / edificabilidad 25%/ ocupación25%/ 2 plantas 7m / linderos 3m.