

BENAHAVIS



bedrooms **7** bathrooms **8** built **865** _{m²} terrace **400** _{m²} plot **5.511** _{m²}

LOCATED IN THE PRIVATE COMMUNITY OF EL MADROÑAL, IN THE HEART OF A DREAM ENVIRONMENT

Surrounded by green areas and perfectly situated on the crest of a hill, this immaculate Cortijo style villa offers peace, tranquillity and maximum levels of privacy. Located in the private gated community of El Madroñal, within a short drive to an amazing selection of amenities, 5 star restaurants, bars and the famous Marina of Puerto Baños it is the ideal resting place to enjoy the natural beauty of the Andalusian nature. This unique property boast the most stunning open sea views and mountain views with the most sought after South orientation to enjoy the magnificent sun rays from dawn till dusk.

As you drive through the impressive wrought iron gates on a cobble stone driveway aligned with cypress trees, an antique authentic wooden door welcomes you into the entrance hall with a ...

community **691 €** _{month} garbage **18 €** _{year} ibi **2.584 €** _{year} for sale **7.800.000 €**













GROSS INTERNAL AREA
FLOOR 1: 3866 sq. ft. FLOOR 2: 3276 sq. ft. FLOOR 3: 3866 sq. ft. EXCLUDED AREAS:
GARAGE: 485 sq. ft. BALCONY: 138 sq. ft.
TOTAL: 11028 sq. ft.

Mattarnot



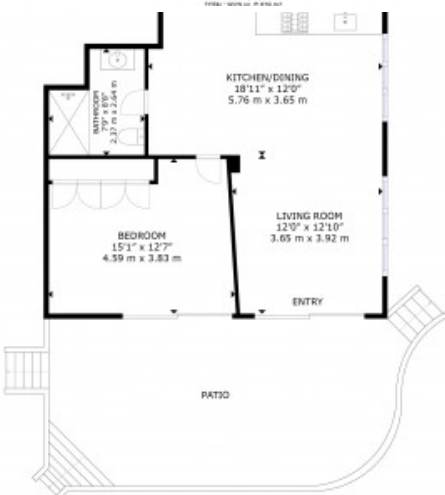
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FLOOR PLAN

Benahavis

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As you drive through the impressive wrought iron gates on a cobble stone driveway aligned with cypress trees, an antique authentic wooden door welcomes you into the entrance hall with a large open fire place and impressive staircase.

The entire villa is built around the most gorgeous internal courtyard where the sounds of the water fountain will transcend you in the peaceful mind set while relaxing in the shade under the vaulted covered surround patio.

The right wing on the ground floor harbours 3 guest bedrooms all with en-suite bathrooms and direct access to the courtyard and/or their own private terraces with open sea and mountain views.

On the left wing you will enter a large open lounge area with direct access to the gardens with a large covered outdoor lounge area, swimming pool and tanning loungers. The lounge leads directly to the main dining room and two other outdoor covered patios to enjoy your BBQ's and meals outdoors.

A very large country style kitchen leads to the dining room, courtyard as well as a separate family room and covered patio with breath-taking sea and mountain views.

A small staircase on the right wing leads up to an additional guest suite in the tower.

The large staircase in the entrance hall leads up to the upper floor which is dedicated to the master suite exclusively. The master bedroom is one of the largest you will find in ...

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|---------------|------------|----------------|----------------|-------------------------|--|
| Reference | 606-00093P | Beds | 7 | Built m ² | 865 |
| Type | Villa | Baths | 8 | Interior m ² | 620 |
| Location | Benahavis | En-suite Baths | 6 | Terrace m ² | 400 |
| | | Guest Toilets | 2 | Plot m ² | 5.511 |
| | | Pax | --- | | |
| Pool | Private | Community | 691 € / month | Levels | 4 |
| Garden | Private | Garbage | 18 € / year | Floor | --- |
| Garage | Private | IBI | 2.584 € / year | Orientation | South/East |
| Parking slots | --- | Construct Year | 2021 | EPC | E 102,67 kWh/m ² E 45,15 KgCO ₂ /m ² |

For sale

7.800.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.



Tribeca Living

Marbella with a large lounge area and open fireplace, a large terrace with beautiful sea views overlooking the undulating valley, Andalusian coastline all the way to the Atlas Mountains of Morocco. A large bathroom with a double shower and whirlpool is adjacent to a sizable walk-in closet.

On the lower level you will find the most sophisticated SPA comprising of a large heated indoor pool, nail bar, massage room, steam bath, full bathroom, gymnasium, large sauna with panoramic views, outdoor ice plunge pool, large relaxing lounges, entertainment room, bar, TV room and an additional guest suite.

Another lower level boasts a fully equipped apartment suite with outdoor space, lounge, dining, kitchen, bedroom and bathroom which can accommodate for additional guests or the service staff through a separate access.