

## Sales - House - Benahavís

# 2.900.000€

**Benahavís**

**House**



6



6.5



471 m<sup>2</sup>



3250 m<sup>2</sup>

Luxurious Sanctuary in Marbella Nestled above our vibrant botanical gardens, the majestic Sierra de las Nieves mountains embrace our idyllic haven. This natural wonder shapes a unique microclimate in Marbella and Benahavís, offering over 320 sun-drenched days annually, making it one of Europe's sunniest destinations. Exclusive Location Marbella Club Hills, located in Benahavís, lies between the iconic Marbella Club Golf Resort and Anantara Villa Padierna Palace. Spanning an expansive 158,000 sqm, with only 5% dedicated to construction, this exclusive community preserves the pristine environment and offers residents breathtaking views. Exquisite Villa Bedrooms: 6 Bathrooms: 6.5 Built Area: 471 m<sup>2</sup> Terrace: 160 m<sup>2</sup> Garden/Plot: 3250 m<sup>2</sup> This frontline golf villa is positioned close to golf courses and urban amenities, oriented to the south, and in excellent condition. Luxury Features Private pool Air Conditioning (Hot/Cold) Fireplace Stunning Views: Mountain, Golf, Panoramic, Garden, Pool Covered Terrace Fitted Wardrobes Private Terrace Utility Room Ensuite Bathrooms Marble Flooring Double Glazing Fully Fitted Kitchen Private Garden 24 Hour Security Private Garage A short drive away from the vibrant Puerto Banús and Marbella, this property offers the perfect blend of luxury, comfort, and convenience.

### Setting

- ✓ Frontline Golf
- ✓ Close To Golf
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace

### Garden

- ✓ Private

### Orientation

- ✓ South

### Views

- ✓ Mountain
- ✓ Golf
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

### Security

- ✓ 24 Hour Security

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing

### Parking

- ✓ Garage
- ✓ Private

### Pool

- ✓ Private

### Kitchen

- ✓ Fully Fitted





















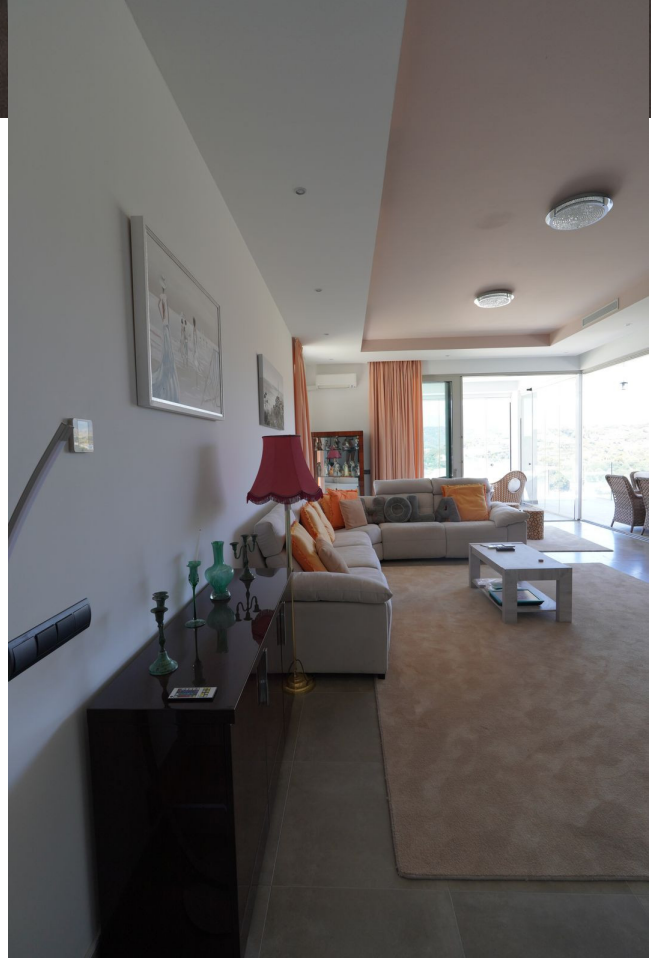
































































1 Marbella Club Hills

2 Marbella Club Golf Course - 1 km

3 El Higueral Golf Course - 8 km

4 Anantara Villa Padierna Palace & Villa Padierna Golf Course - 8 km

5 Atalaya Golf Course - 7 km

6 Guadalmina Golf Course - 13 km

7 Marbella Club Hotel - 20 km

8 Puente Romano - 19 km

9 Atalaya Bilingual School - 7 km

10 Laude San Pedro International College - 14 km

11 Aloha College Marbella - 19 km

12 Swans International School - 7 km

13 Hospiten Estepona - 14 km

14 Benahavís Town - 7 km

15 San Pedro Alcántara - 13 km

16 Golden Mile - 17 km

17 La Zagaleta - 17 km

18 Puerto Banús - 17 km

19 Canelas

20 Marbella

21 El Cortijo

22 La Cañada