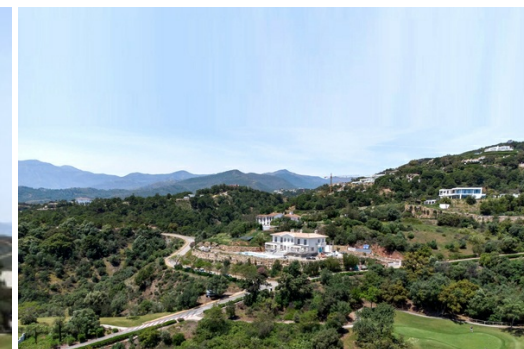


VILLA IN AN EXCLUSIVE LOCATION CLOSE TO GOLF COURSE

Spain, Benahavis

Villa - REF: TGS-A2907



Price: 3.700.000 €

Nº Bedrooms: 6
Private garden
Washing machine

Nº Bathrooms: 7
Sea view
Store Room

Parking
Mountain view
Gym/Fitness

M² built: 860 m²
Communal lift
Massage room

M² plot: 4500 m²
Private lift
Cinema/tv room

Wifi
BBQ

Private pool
Dishwasher

Private SPA
TV

Activities in resort

Cycling

Golf

Hiking

Mountain-Biking

Riding

Sailing

Surfing

Tennis

VILLA IN AN EXCLUSIVE LOCATION CLOSE TO GOLF COURSE IN BENAHAIVIS FOR SALE

Built in a unique environment this villa is surrounded by green hills of the municipality of Benahavis, famous for its rural beauty.

Those who prefer to live in a quiet environment will fall in love with this admirable countryside. It is ideally located close to the five star golf resort - Marbella Club Golf Resort with its outstanding amenities.

Here you can play golf every day or enjoy riding a horse.

The development features its own charm, elegance and classical architecture combined with Andalusian landscapes.

Beauty, privacy, modernity and comfort characterize this south-facing villa.

The views from the property are spectacular, overlooking the Mediterranean and the picturesque surroundings.

The house is only at 15 minutes away from Marbella and 10 minutes from Puerto Banus.

The villa is located in a picturesque area.

Living in the house you can always enjoy stunning views. You will not cease to admire the sea views that will open from the windows of the house. Also, the development offers breathtaking panoramic views of golf course, mountains, and green wooden hills.

The villa has a 4.500 m2 plot with a swimming pool and solar panels. There are covered terraces on the ground floor. You can use them for a barbecue zone and a lounge area.

The house is well proportioned in terms of layout.

The villa's interior is particularly elegant.

On the ground floor there is a spacious living room.

Next to the living room is the dining room and the kitchen, which have access to the covered terrace.

Also, on the ground floor there is an office, a gym and Turkish bath.

On the second floor there are 4 bedrooms with magnificent views, each with its own bathroom. Entertainment areas are located in the basement of the house. It has a large game room and a separate cinema room.

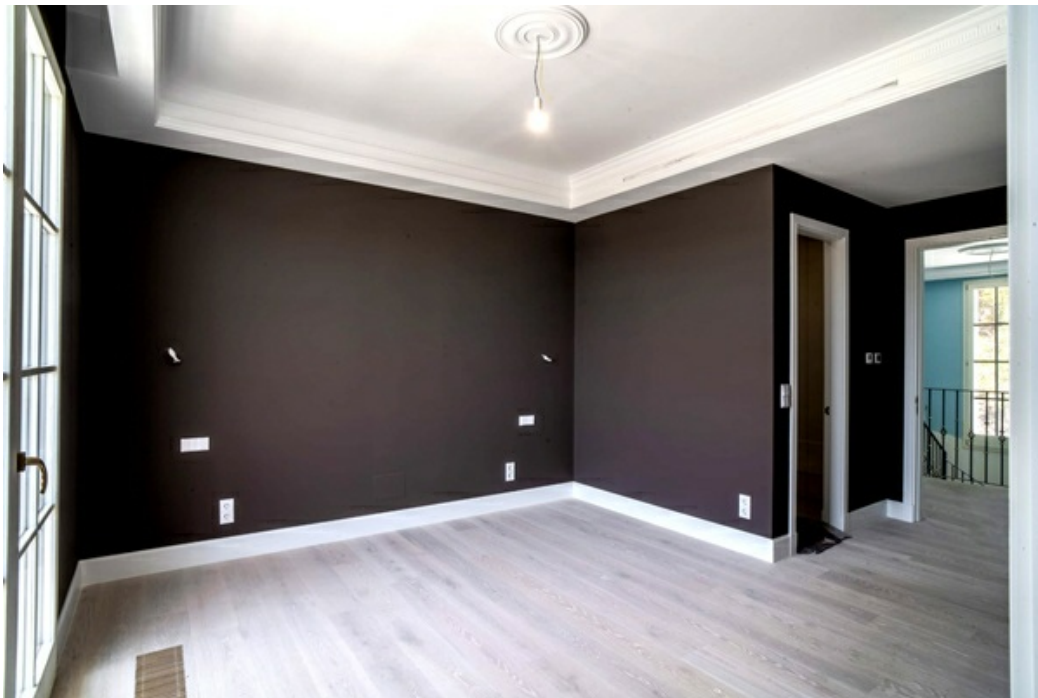
Taxes and fees

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.















BASEMENT

NAME	BUILD
1 HALL 3	7.50 m ²
2 CORRIDOR 3	13.80 m ²
3 GAME ROOM/STORAGE	125.60 m ²
4 CINEMA	15.30 m ²
5 LAUNDRY	15.30 m ²
6 STORAGE ROOM 1	5.90 m ²
7 LIVING ROOM & KITCHEN	19.40 m ²
8 ROOM 1	11.00 m ²
9 ROOM 2	11.30 m ²
10 BATHROOM 5	3.90 m ²
11 ROOM 3	30.90 m ²
12 BATHROOM 6	6.80 m ²
13 STORAGE ROOM 2	12.60 m ²
14 VESTIBULE	5.40 m ²
15 UTILITY ROOM	18.40 m ²

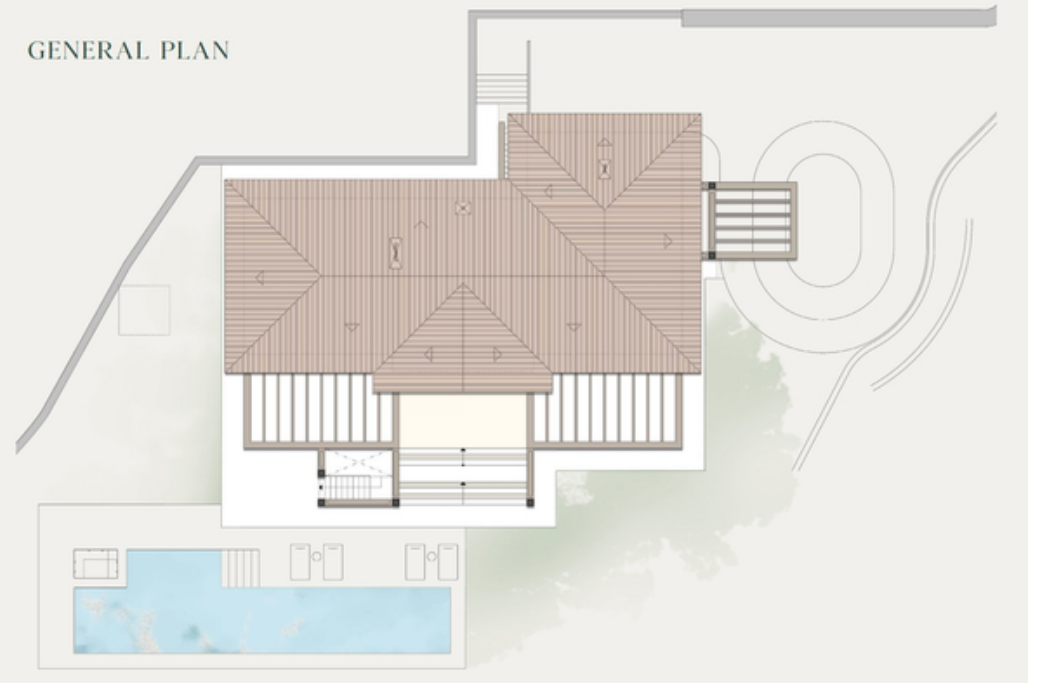


FIRST FLOOR

NAME	BUILD
1 HALL 1	7.30 m ²
2 CORRIDOR 1	10.80 m ²
3 MASTER BEDROOM	21.90 m ²
4 MASTER WARDROBE	13.60 m ²
5 MASTER BATHROOM	14.40 m ²
6 MASTER SHOWER ROOM	4.50 m ²
7 BEDROOM 2	20.90 m ²
8 BATHROOM 2	8.50 m ²
9 BEDROOM 3	19.10 m ²
10 WARDROBE 3	5.40 m ²
11 BATHROOM 3	9.40 m ²
12 BEDROOM 4	21.80 m ²
13 WARDROBE 4	9.40 m ²
14 BATHROOM 4	10.80 m ²



GENERAL PLAN



GROUND FLOOR

NAME	BUILD
1 HALL 2	8.20 m²
2 LIVING ROOM	58.30 m²
3 DINING ROOM	20.00 m²
4 KITCHEN	21.20 m²
5 DRESSING ROOM	9.70 m²
6 WALK-IN CLOSET	4.90 m²
7 BATH+WC	3.70 m²
8 CORRIDOR 2	6.30 m²
9 OFFICE ROOM	13.90 m²
10 GYM	20.40 m²
11 WASHROOM	2.90 m²
12 SHOWERROOM	3.30 m²
13 HAMMAM	5.00 m²
14 TOILET ROOM	2.30 m²

