



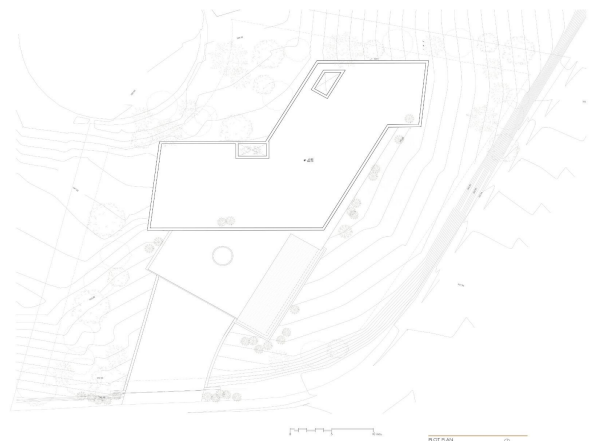
# Detached Villa for sale in Benahavís, Benahavís

4,250,000 €

Reference: SP0722 Bedrooms: 5 Bathrooms: 5 Plot Size: 2,210m<sup>2</sup> Build Size: 605m<sup>2</sup> Terrace: 522m<sup>2</sup>



FLOOR SURFACES HOUSE	
First floor	247.66 m <sup>2</sup>
Main floor	152.48 m <sup>2</sup>
Entrance floor	102.48 m <sup>2</sup>
TOTAL	502.62 m <sup>2</sup>
FLOOR SURFACES COVERED TERRACES	
First floor	102.61 m <sup>2</sup>
Main floor	112.35 m <sup>2</sup>
Entrance floor	145.72 m <sup>2</sup>
TOTAL	450.68 m <sup>2</sup>
FLOOR SURFACES UNCOVERED TERRACES	
First floor	4.88 m <sup>2</sup>
Main floor	152.35 m <sup>2</sup>
Entrance floor	6.00 m <sup>2</sup>
TOTAL	159.23 m <sup>2</sup>
POOL SURFACE	
Lower floor	58.76 m <sup>2</sup>
TOTAL	58.76 m <sup>2</sup>
TOTAL FLOOR SURFACE	1,118.74 m <sup>2</sup>
TOTAL PLOT SIZE	2,210.00 m <sup>2</sup>





---

## Costa del Sol, Benahavís

**NEW BUILD LUXURY VILLA IN BENAHAVIS** Perched on an elevated position in the mountain foothills, New Build Luxury Villa is a masterful blend of strategic design and playful space distribution. With its back embraced by the mountain and its front opening to breath taking views. The architecture and outdoor spaces are meticulously oriented towards the Mediterranean Sea, the castle of Monte Mayor, and the emerald valley below. From the expansive terraces to the integrated outdoor lounge area this villa offers a protected and serene haven. Every corner of this residence invites you to relax and enjoy the harmonious connection with nature. The villa includes: 5 bedrooms, 5 en-suite bathrooms, 2 guest toilets, extensive terraces, an integrated outdoor lounge area and a stunning swimming pool. Villa radiates sophisticated charm with its use of noble materials and top-tier specifications. It achieves an ideal synergy between state-of-the-art design and ecological sensitivity, featuring a minimal environmental footprint, green roofs, optional solar energy, and landscaping designed to thrive in drought conditions. For those who crave a refined lifestyle in a tranquil and scenic environment, villa presents a unique chance to experience luxurious living seamlessly integrated with nature. A natural setting with magnificent views and an ideal location for this Villa close enough to the towns, beaches and amenities along the coast - secluded enough to offer a peaceful haven. Located on the southern face of the Serrania de Ronda mountain range, Benahavís offers spectacular views and is a popular hot spot for locals and tourists alike.



## Features:

### Features

Beach: 7000 Meters  
WC: 2  
Near Commercial Center  
Garden  
Gated  
Near Schools  
Double Bedrooms: 5  
Double Garage  
Elevator/Lift  
Air Conditioning: Pre-Installed  
Number of Parking Spaces: 2  
Private Pool  
Views: Sea  
Terrace: 522 Msq.  
Useable Build Space: 484 Msq.

### Energy Rating

B

### CO2 Emission Rating

B