



MAISON 6 CHAMBRES 6 BAINS

 Benahavís

REF# BM4743919 € 4995000

CHAMBRES	BAINS	BUILT	TERRAIN	TERRACE
6	6	709 m ²	1573 m ²	246 m ²

Reform underway for this luxurious golf-front villa with sea views in Nueva Atalaya – Personalize your 1573m² south-facing haven, featuring 709m² of exquisite living space.

Ground level

The ground floor of this exquisite villa boasts more than 300 m² of living space, designed with both elegance and functionality in mind. Upon entering the grand hall, you'll be greeted by an abundance of natural light that pours in through the glass doors, offering a seamless transition to the spacious lounge. The lounge showcases gorgeous views of the surroundings and provides direct access to a sprawling terrace, spanning over 100 m², which leads down to the inviting pool area—perfect for outdoor relaxation and entertainment.

At the heart of the ground floor, the open-plan kitchen features top-of-the-line amenities, including high-end fittings, a stylish pitched ceiling adorned with wooden beams, and premium Miele appliances to elevate

your culinary experience.

This level also accommodates two well-appointed bedrooms, each with their own ensuite bathrooms for added convenience and privacy. A utility room provides a practical space for managing household chores, while a separate guest toilet ensures the comfort of visitors. Completing the ground floor is a two-car garage with direct access to the house, ensuring secure and convenient parking.

Upper Level

The first floor, encompassing over 60m², is a true haven. The high pitched ceiling adds an air of grandeur and spaciousness to the room, creating an open and inviting atmosphere. The expansive space features a large master bedroom with an en-suite bathroom, providing a serene sanctuary for relaxation and privacy. A spacious walk-in closet offers ample storage for your personal belongings.

Access to a 22m² terrace provides stunning panoramic views of the Mediterranean Sea, allowing you to soak in the serenity and beauty of your surroundings. Whether you're enjoying your morning coffee or unwinding at the end of the day, the first floor and its terrace offer the perfect space to relax and take in the breathtaking views.

Lower level

The basement level of this luxurious villa is a spacious haven, boasting almost 300 m² of versatile living space. This level features two generously sized bedrooms, each with their own ensuite bathrooms, offering convenience and privacy for family or guests.

For fitness enthusiasts, a dedicated gym area provides an ideal space for maintaining an active lifestyle without leaving the comfort of your home. The playroom is perfect for entertaining children or hosting fun-filled game nights with friends. Unwind at the custom-built bar, perfect for enjoying a cocktail or a glass of wine while socializing. Movie buffs will delight in the private cinema room, providing an immersive experience for film screenings and family movie nights.

Additionally, a staff room with a private bathroom offers a comfortable and convenient living space for any household staff. From this level, you'll have direct access to a covered and uncovered terrace, beautifully landscaped garden, pool area, and a designated BBQ space, perfect for outdoor dining and entertaining while taking in the gorgeous views of the surrounding golf-course and the Mediterranean Sea.

Area

This remarkable property is located in the coveted Nueva Atalaya area, just a stone's throw away from the picturesque Benahavis pueblo and a short 10-minute drive away from the stunning golden beaches of the Costa del Sol. Experience the best of both worlds, with the serenity of golf course living and the vibrant coastal lifestyle mere moments away.

Nueva Atalaya is an exclusive residential area located between Estepona and Marbella with just 14 min. Drive to Puerto Banus, in the heart of the Costa del Sol. The area is known for its peaceful atmosphere, close proximity to the beach and golf courses, and high-end properties.

Nueva Atalaya is in very short distance of local shops, bars, and restaurants, making it a convenient location for residents and for those looking for a luxurious lifestyle in a tranquil setting.

Villa under renovation.

As a prospective buyer, you have the unique opportunity to be involved in the final touches of this extraordinary villa. Currently undergoing a complete renovation, this property will be fully transformed within the next 10 months. Should you choose to purchase at this stage, you'll have the privilege of personalizing

the design, materials, and fittings to suit your individual style and preferences, creating a true reflection of your personal taste and lifestyle.



