



**Property type :** Detached Villa

**Location :** El Paraiso

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Parking :** Closed Garage

**House area :** 218 m<sup>2</sup>

**Plot area :** 1910 m<sup>2</sup>

- ✓ Close to golf
- ✓ Near golf
- ✓ Golf property
- ✓ Satellite dish
- ✓ White goods
- ✓ WiFi
- ✓ Guest house
- ✓ Storage room
- ✓ Utility room
- ✓ Partially furnished
- ✓ Heated pool
- ✓ Fitted wardrobes
- ✓ Fireplace
- ✓ Terrace
- ✓ Airconditioning



## GREAT FRONTLINE VILLA WITH DIRECT ACCESS TO THE PARAISO GOLF COURSE

This fantastic front-line golf villa, located in El Paraíso Alto, Benahavís, has been tastefully renovated and reformed with high-quality materials, making it a luxurious and comfortable living space. The property boasts the following features:

**Bedrooms:** The villa offers a total of 4 bedrooms, with 3 bathrooms (2 ensuite) and an additional guest toilet. One of the bedrooms and a bathroom are located in a separate service apartment, providing independence and convenience.

**Living Space:** The spacious living room features a cozy fireplace and provides access to a terrace, offering a comfortable and inviting atmosphere. There is also a separate dining area.

**Kitchen:** The modern fitted kitchen is well-equipped, making it ideal for culinary enthusiasts.

**Climate Control:** The villa is equipped with air conditioning and heating, ensuring comfort throughout the year.

**Outdoor Spaces:** Enjoy the sunny terrace facing south-west, which overlooks a beautiful garden. The property also boasts a private pool and a well-maintained garden with abundant privacy. The garden is adorned with tropical trees and offers panoramic views, with the added benefit of direct access to the golf course.

**Garage:** There is a private garage for your convenience.

**Expansion Potential:** There is an approved project for extending the house on a second floor, providing the opportunity for future expansion.

**Location:** The property is strategically located, just a few minutes' drive away from Estepona, Puerto Banús, and Marbella, ensuring easy access to various amenities and entertainment options.

**Golf Enthusiast's Paradise:** Situated in the urbanization of El Paraíso Alto, this villa is perfect for golf lovers, offering views of the El Paraíso golf course.

**Investment Opportunity:** This property represents a great investment opportunity, whether for personal use or as a rental income property.

Overall, this front-line golf villa in El Paraíso Alto is a luxurious and well-appointed home, perfect for those seeking a combination of elegant living, beautiful views, and proximity to golf and other attractions in the region.

