



**Property type :** Detached Villa

**Location :** Atalaya

**Bedrooms :** 5

**Bathrooms :** 7

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 470 m<sup>2</sup>

**Plot area :** 990 m<sup>2</sup>

- ✓ Close to golf
- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ Terrace
- ✓ Airconditioning

- ✓ Near golf
- ✓ Golf property
- ✓ Basement
- ✓ White goods
- ✓ Barbecue

- ✓ Gymnasium
- ✓ Storage room
- ✓ Utility room
- ✓ Furnished



## Discover Elegance and Exclusivity...

Located in the prestigious Atalaya Golf in Benahavís this villa offers a living experience... unique, unequalled.

This newly refurbished property fuses luxury and contemporary design with breathtaking views: the green of the golf course (Atalaya Golf & Country Club) and the sparkling Mediterranean Sea.

The villa is located in a quiet cul de sac corner just 10 minutes from Puerto Banús and 20 minutes from Marbella, an ideal location that guarantees exclusivity and peace while being close to some of the best attractions and amenities of the Costa del Sol. Malaga airport is only 45 minutes away, ensuring easy connections for both domestic and international travel.

What is the villa like?

It has five bedrooms and five bathrooms, including the master bedroom, which features a private terrace with panoramic sea views, as well as a luxurious bathroom and dressing room.

As soon as you enter the villa there is a spacious and bright entrance hall with elegant steel and glass structures overlooking the beautiful garden. The ground floor offers a spacious living room and a fully equipped modern kitchen, as well as a dining room adjacent to the orangerie.

Outdoor living is equally impressive, with a large 10m x 5m private swimming pool, spacious terraces, and an outdoor kitchen complete with bar, fridges and a gas barbecue. The carefully selected design includes top of the range garden furniture and an innovative sunshade with lighting, heating and misting system, creating the perfect environment for entertaining or relaxation.

On the basement level there is a living room with private bedroom and bathroom, along with a cosy TV corner, bar, pool table, wine cellar and gymnasium, the real jewel in the crown. The design of this area is intended to bring in plenty of natural light as well as privacy and a gourmet experience.

This villa is not just a house, it is a lifestyle, exquisitely furnished in the MaraVilla Cosmopolitan style and equipped with every conceivable amenity and also offers a large garage.

This is our villa, a true sanctuary of beauty and tranquillity; an exceptional home in one of Europe's most desirable destinations.

