



**Property type :** Detached Villa

**Location :** Benahavís

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Views :** Mountain views

**House area :** 153 m<sup>2</sup>

**Plot area :** 320 m<sup>2</sup>

- ✓ Heated pool
- ✓ Sauna
- ✓ Jacuzzi

- ✓ Tennis court
- ✓ Terrace
- ✓ Airconditioning

- ✓ Gymnasium
- ✓ White goods



**BARGAIN**, modern detached villa with private pool & potential for 3rd bedroom. Set in luxury "New Golden Mile" gated development with poolside bar / restaurant, large indoor heated pool, gym, Spa etc. 10 min drive to beach.

VILLA for sale:

Lovely contemporary detached (one level) villa for sale in a luxury community on the "New Golden Mile" between Marbella and Estepona. 6 min drive to La Resina Golf Club and only approx 10 min drive to beautiful beaches. Only approx. 15 minutes drive from Puerto Banús and approx. 50 mins to Málaga Airport.

The property has an entrance hall leading into a large lounge / dining area with fire place and two sets of patio doors, one leading onto private garden with a swimming pool and the other to a shaded terrace area where you can relax or entertain. Fitted kitchen with windows to both sides and doors to shaded terrace and a private utility patio area ideal for keeping washing machine and bikes etc. Spacious Master bedroom with patio doors and marbled en-suite shower room with windows. Second good sized double bedroom with patio doors to garden. Second marbled family bathroom with windows. This villa also has a private landscaped garden and swimming pool with off street parking for two cars. The property also has Air-Con, and partly covered car port. A couple of identical villas in the same road have already converted the carport into a third bedroom.

LUXURY DEVELOPMENT:

This villa is situated in a private gated luxury development with 24 hour security and a host of amenities for residents including an indoor heated pool, 2 tennis courts, 3 padel courts, 2 squash courts, gym, spa, kids playground and poolside restaurant. The surrounding area has many beautiful trails to walk and hike, ideal for families with children or pets who enjoy the outdoors.

LOCATION:

The villa is location just 10 minutes drive from the beach and the famous Tikitano, Besaya Restaurants & Beach Clubs. The amenities, shops, restaurants and beaches of San Pedro, Puerto Banús, Marbella and Estepona are just a short drive away. There are also excellent schools and access to seven golf courses nearby.

Only approx.15 minutes drive from the shopping and nightlife of famous Puerto Banus or for those of you who enjoy a slightly quieter way of life, you can enjoy the fabulous beaches, restaurants and marina of nearby Estepona.

THE VENDOR HAS INFORMED US THAT:

Community Charges are approx € 225 per month.

IBI (Council Tax) is approx € 520 per year.

BASURA (Rubbish Bill) is approx € 180 per year.

With LPO - First Occupation License

CALL US ASAP TO RESERVE THIS DEAL, IT WILL SELL EXTREMELY QUICKLY AT THIS REDUCED PRICE.

