



## Charming Andalusian Villa Above El Paraíso Golf

Price: 3,195,000 €

Reference1: LS5259202   Bedrooms: 5   Bathrooms: 4   Plot Size: 1,600m<sup>2</sup>   Build Size: 595m<sup>2</sup>   Terrace: 152m<sup>2</sup>







# Location: El Paraiso

Located in the sought-after Benahavís area above El Paraíso Golf, this villa has a mix of elegance with andalucian charm. It sits on a elevated plot in a quiet cul-de-sac, offering privacy, sea views,tranquility and easy access to Marbella-Estepona.

The property that was renovated in 2006, features a bright open-plan kitchen with two central islands, utility room, and direct access to terraces and garden. Spacious living and dining areas are enhanced by two fireplaces, including a striking double-sided feature, and open onto a main terrace through the premium Roman Clavero carpentry windows and doors, perfect for indoor-outdoor living. The high vaulted ceiling with wood beams makes that homely feeling.

The upper level is dedicated to the master suite with walk-in wardrobe, en-suite bathroom, private balcony, fireplace, and a separate home office. The lower floor offers three bedrooms, two bathrooms, and a versatile laundry/storage room. A fully independent guest apartment with garden access and additional attic storage that could be converted into another room ,completes the layout.

Set on a 1,600 m² plot, the villa includes a good size swimming pool, landscaped gardens with fruit trees, covered lounge areas, and multiple terraces to enjoy sun and shade throughout the day.

This is a very special property that was built with care in a combination of high qualities and attention to details.

## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Private Terrace		Fireplace
Storage Room		Central Heating
Ensuite Bathroom		U/F Heating
Fitted Wardrobes		
Utility Room		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea Views	Close To Golf	Good
Mountain Views	Urbanisation	
Garden Views	Close To Town	
	Close To Schools	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Private Pool	Fully Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Private Garden	Alarm System	Private
<b>Utilities</b>		
Electricity		