

EL PARAISO, BENAHAIVIS



bedrooms **4** bathrooms **3** built_{m2} **306** plot_{m2} **1.076**

FRONTLINE GOLF VILLA IN EL PARAÍSO WITH 4 BEDROOMS, HEATED SALTWATER POOL, SOUTH-FACING PLOT AND MOUNTAIN VIEWS

Located in the prestigious El Paraíso area of Benahavís, this beautifully presented frontline golf villa offers an exceptional combination of traditional Andalusian character, modern comfort, privacy, and strong investment potential. Positioned at the end of a quiet cul de sac, the property occupies a generous 1,075 m² plot and offers 306 m² of built space. Its fully south facing orientation ensures excellent natural light and sunshine throughout the day, while the setting provides attractive views across the golf course, surrounding mountains, and private swimming pool.

community **196 €**
month

garbage **100 €**
year

IBI **872 €**
year

for sale **2.095.000 €**

Frontline golf villa in El Paraíso with 4 bedrooms, heated saltwater pool, south-facing plot and mountain views

Designed in a classic Andalusian style, the villa is centred around a charming interior patio, creating an inviting and peaceful space for enjoying relaxed evenings with family and friends. The property features four spacious bedrooms and three well appointed bathrooms, with a layout designed to provide both comfort and functionality. The bright and welcoming living room is centred around a traditional fireplace, creating a warm atmosphere for year round living. Large openings connect the interior spaces with the private terraces and outdoor entertaining areas, making the property ideal for alfresco dining, relaxing, and enjoying the Costa del Sol lifestyle.

The heated saltwater swimming pool can be enjoyed throughout much of the year and is equipped with a practical pool cover. The landscaped outdoor areas provide privacy, sunshine, and several spaces for entertaining or unwinding. A brand new, fully equipped outdoor gym has been created beneath a newly installed pergola, offering a private and convenient space for year round training. The pergola area could also be converted into a fully equipped outdoor kitchen and entertainment space, as water and electricity connections are already available nearby. The villa is sold fully furnished, with all furniture included, and also benefits from a fully fitted kitchen, air conditioning, central heating, fitted wardrobes, and energy efficient solar panels. Security has been carefully considered, with a comprehensive security system incorporating surveillance cameras, alarm sensors, and additional protective features throughout the property.

A detached garage and storage building, conveniently located on the same street, is also included with the property, providing valuable additional parking and storage space. Ideally positioned close to golf courses, restaurants, shops, international schools, beaches, and the amenities of Benahavís, Estepona, and Marbella, the villa combines peaceful residential surroundings with excellent accessibility. The property also holds a valid tourist rental licence, allowing a new owner to benefit from immediate holiday rental potential. Combined with its included furniture, frontline golf position, south facing orientation, outdoor gym, heated pool, and established rental licence, this makes the villa particularly attractive as a permanent residence, holiday home, or income generating investment.

A rare opportunity to acquire a fully furnished, frontline golf Andalusian villa with all day sunshine, extensive modern features, and a valid tourist rental licence in one of the Costa del Sol's most desirable residential areas

Reference	145646	Beds	4	Built m ²	306
Type	Villa	Baths	3	Interior m ²	---
Location	El Paraiso, Benahavis	En-suite Baths	---	Terrace m ²	---
		Guest Toilets	---	Plot m ²	1.076
		Pax	---		
Pool	Private	Community	196 € / month	Levels	---
Garden	---	Garbage	100 € / year	Floor	---
Garage	Private	IBI	872 € / year	Orientation	South
Parking slots	2	Construct Year	1987	EPC	In Progress
		Renovation year	---		

For sale

2.095.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.









