

## MARBELLA CLUB GOLF RESORT, BENAHAIVIS, ES



bedrooms **7** bathrooms **7** built **883** terrace **150**  
dormitorios baños m2 constr. m2 terraza

## VILLA MARBELLA CLUB GOLF RESORT BENAHAIVIS

This property is set in the prestigious Marbella Club Golf Resort, a world class 18 hole golf course designed by Dave Tomas. There is also a club house and restaurant and championship horse riding facilities. The gated residential community with 24 hour security enjoys spectacular views to the Mediterranean Sea, North African Coast, Gibra...

community — — garbage — — IBI — — for sale **4,500,000 €**  
comunidad month/mes basura year/año year/año en venta

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.





## Marbella Club Golf Resort, Benahavis, ES

## Villa Marbella Club Golf Resort Benahavis

This property is set in the prestigious Marbella Club Golf Resort, a world class 18 hole golf course designed by Dave Tomas. There is also a club house and restaurant and championship horse riding facilities. The gated residential community with 24 hour security enjoys spectacular views to the Mediterranean Sea, North African Coast, Gibraltar and the surrounding hills. A short 15 – 20 minute drive separates this haven of nature and tranquillity from Puerto Banús, Marbella, the beaches, nearby coastal towns and all amenities.

This Mediterranean style villa is impeccably kept and located in a privileged location within the resort, with stunning panoramic views and direct access to the golf course from the property. A pebbled stone driveway forks into split levels, to allow access to the garage on the lower end or continue to the main entrance on a picturesque square with lush vegetation and a presiding fountain by the large stone wall. A rustic studded wooden entrance door in old Spanish country style gives way to a bright and spacious hallway flooded with natural light. To the right, double sliding doors give access to a large living room arranged with various seating areas featuring a bay window with great views of the hills and a large fireplace. Three sets of panelled glass doors also give access from the living room to the main colonial style terrace. To the left of the hallway is a spacious dining room also with a feature bay window, facing out to the terrace and gardens. This room has direct access to the kitchen and to the exterior dining terrace area – ideal for enjoying the views and sounds of the beautiful gardens. A set of patio doors lead into an ample country style kitchen that features a fabulous range stove, a big island and endless counter top space as well as all modern appliances. On this main level there is also a guest cloakroom and a cosy study, with a large bay window overlooking the beautiful fountain and square. One the most attractive features on this floor is the large colonial style terrace area which runs along the south facing side of the house with various seating and dining areas overlooking the beautiful landscaped gardens, the pool and the stunning panoramic views. There are also independent guest quarters on this level including one bedroom and a bathroom with golf, sea and mountain views. The upper floor has 3 bedroom suites including the master bedroom with vaulted ceiling, fireplace, sitting area, two walk-in wardrobes, two spacious bathrooms and a large terrace with views of the golf course and mountains. On the lower level there is a large garage for 3 cars, further en-suite bedroom, 2 bedroom self-contained apartment with its own entrance, storage laundry room, and machinery room. A superb family home offering privacy and surrounded by nature!

|               |                                             |                |      |             |             |
|---------------|---------------------------------------------|----------------|------|-------------|-------------|
| Reference     | 925-00006P                                  | Beds           | 7    | Built m2    | 883         |
| Type          | Hölje                                       | Baths          | 7    | Interior m2 | 883883      |
| Location      | Marbella Club Golf Resort,<br>Benahavis, ES | En-suite Baths | --   | Terrace m2  | 150         |
|               |                                             | Guest Toilets  | --   | Plot m2     | 4762        |
|               |                                             | Pax            | --   |             |             |
| Pool          | Privat                                      | Community      | --   | Levels      | --          |
| Garden        | Privat                                      | Garbage        | --   | Floor       | --          |
| Garage        | Privat                                      | IBI            | --   | Orientation |             |
| Parking slots | --                                          | Construct Year | 2010 | EPC         | In Progress |

For sale

**4,500,000 €**

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925-00006P

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Marbella Club Golf Resort, Benahavis, ES

|                 |                                             |                 |      |             |             |
|-----------------|---------------------------------------------|-----------------|------|-------------|-------------|
| Referencia      | 925-00006P                                  | Dorm.           | 7    | Constr. m2  | 883         |
| Tipo            | Hölje                                       | Baños           | 7    | Interior m2 | 883883      |
| Localidad       | Marbella Club Golf Resort,<br>Benahavis, ES | Baños en-suite  | --   | Terraza m2  | 150         |
|                 |                                             | Baños de invit. | --   | Parcela m2  | 4762        |
|                 |                                             | Pax             | --   |             |             |
| Piscina         | Privat                                      | Comunidad       | --   | Nº plantas  | --          |
| Jardín          | Privat                                      | Basura          | --   | Planta      | --          |
| Garaje          | Privat                                      | IBI             | --   | Orientación |             |
| Plazas aparcam. | --                                          | Año Constr.     | 2010 | CEE         | In Progress |

En venta  
4,500,000 €

Precio no incluye gastos ni tributos. Gastos adicionales para el comprador: registro y notaría, ITP 7% o alternatively 10% IVA y AJD (1,2% sobre precio de compra) en propiedades nuevas y sujeto al cumplimiento de ciertos requisitos. Información sujeta a errores, omisiones, modificaciones, venta previa o retirada del mercado. Ficha informativa a su disposición, Decreto 218/2005 de 11/Oct.