



Location: **Benahavís**

Description:

located in the beautiful surroundings of the exclusive Monte Mayor gated estate in Benahavis. Home to a number of breath-taking mansions and offering its own 24 hour security, Monte Mayor is perfect for those discerning clients seeking peace, privacy and security, yet having all the coastal amenities of San Pedro, Puerto Banus and Estepona within a short drive.

Located on an elevated, sloping plot within the estate, has been designed to integrate seamlessly into its environment of cork oaks, pine forests and green valleys, while offering stunning views of the Mediterranean Sea.

The home will feature one main level accommodating the living area, bedrooms, office space, terrace and infinity swimming pool, while the roof terrace features a useful extra space in which you can incorporate an outdoor kitchen and BBQ, a gym with glass curtains or a luxury hot-tub. The choice is yours! A full solar energy system is installed on one of the flat roofs.

The main living space comprises 88m², with lounge, dining area and open-plan kitchen, with all areas enjoying sumptuous views and blending seamlessly with the terrace and pool area with the use of windows which close into the walls. Additionally, this area also features a home office, a cloakroom, toilet and laundry room.

Accessed via a double height central atrium and hallway, the other wing of the villa features 4 bedrooms, all with en-suite bath/shower rooms and extensive wardrobe storage, together with individual access to the spectacular wrap-around terrace. The master suite alone comprises 40m² of space.

The large terrace houses a stunning swimming pool with double infinity edge, totalling 55m², whilst next to the pool is a shower room and storage area.

Specifications include underfloor heating throughout, Aerotherm air conditioning, solar energy, domotic home management system, top quality tiling, luxury kitchens with Siemens or Bosch appliances, plus bathroom fittings from Roca, Grohe or Villeroy & Boch.

Optional extras include:

- Upgraded kitchen appliances (Miele or Gaggenau)
- Heater for swimming pool
- Outdoor kitchen, bar & BBQ on the roof terrace
- In-built jacuzzi on the roof terrace
- Glass curtains on the roof terrace (to enclose a gym or similar area)
- Elevator

Type:	Detached Villa	Beds:	4	Baths:	4
Build Size:	324 m ²	Terrace:	533 m ²	Garden/Plot:	3,807 m ²
Price:	€ 1,975,000				
Orientation:	South East				
Condition:	New Construction				
Pool:	Private				
Climate Control:	Air Conditioning, U/F Heating				
Views:	Sea, Mountain				
Features:	Fitted Wardrobes, Solarium, Fiber Optic				
Kitchen:	Fully Fitted				
Security:	Gated Complex, 24 Hour Security				
Utilities:	Photovoltaic solar panels				





