



Los Arqueros, Benahavis

Classic 4-bedroom villa with open sea and golf views in Los Arqueros Golf and Country Club, Benahavis

bedrooms **4**    bathrooms **6**    built <sub>m<sup>2</sup></sub> **498**    terrace <sub>m<sup>2</sup></sub> **217**    plot <sub>m<sup>2</sup></sub> **1.149**



community **110 €** month    garbage **18 €** year    IBI **1.394 €** year    for sale **3.750.000 €**



Los Arqueros, Benahavis

## Classic 4-bedroom villa with open sea and golf views in Los Arqueros Golf and Country Club, Benahavis

Immaculately presented 4-bedroom, South facing private custom built villa in a modern Mediterranean style with stunning open views to the sea, golf, mountains and Africa, located at end of cul de sac in the gated Los Arqueros Golf and Country Club Estate with 24-hr patrolling security.

Located within walking distance to the Clubhouse offering Golf, Tennis, Padel, Squash, fitness and 10-pin bowling facilities and with an excellent restaurant and café, and a short drive from San Pedro and the beach.

Boasting fabulous views from every room, the property is distributed over three levels and comprises, on the ground floor: Entrance Hall, Open plan living dining area, Semi open plan kitchen with island, Guest bedroom with en-suite shower room, Extensive terracing and outdoor BBQ & Kitchen area. First Floor: Master bedroom with en-suite bathroom and dressing room, 2 Guest suites with en-suite bath rooms and fitted wardrobes, Each bedroom has private terrace. Basement: Entertainment area with TV area, gym and pool table, Bodega, Shower Room, Laundry, 3-car garage with fitted workshop zone, Machine room and store.

Viewings highly recommended!

Reference	V4583	Beds	4	Built m <sup>2</sup>	498
Type	Villa	Baths	6	Interior m <sup>2</sup>	---
Location	Los Arqueros, Benahavis	En-suite Baths	4	Terrace m <sup>2</sup>	217
		Guest Toilets	---	Plot m <sup>2</sup>	1.149
		Pax	---		
Pool	Private	Community	110 € / month	Levels	3
Garden	Private	Garbage	18 € / year	Floor	---
Garage	Private	IBI	1.394 € / year	Orientation	South
Parking slots	3	Construct Year	2009	EPC	D 74,63 kWh/m <sup>2</sup> D 16,68 KgCO2/m <sup>2</sup>
		Renovation year	---		

For sale

**3.750.000 €**

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.







