

# BROMLEY ESTATES

*Marbella*



## HOUSE 4 BEDROOMS 4.5 BATHROOMS IN BENAHAVIS

📍 Benahavis

REF# R5135941 €1,750,000

BEDS

4

BATHS

4.5

BUILT

410 m<sup>2</sup>

PLOT

654 m<sup>2</sup>

Set within the exclusive Atalaya Fairways community of Benahavis, this stunning contemporary villa offers a rare combination of elegance, privacy, and breathtaking views.

With 4 spacious bedrooms, all featuring luxurious en-suite bathrooms, plus an additional guest toilet, this home is designed to deliver the ultimate in comfort and style. Spanning 410 m<sup>2</sup> of interior space on a generous 654 m<sup>2</sup> plot, the property blends modern architecture with functional living, creating the perfect sanctuary for family life or holiday escapes.

The interior comes fully furnished, showcasing a sleek, fully fitted kitchen, a bright dining room, and an inviting living area. Floor-to-ceiling glass doors flood the home with natural light while framing panoramic vistas of the sea, mountains, golf course, and surrounding greenery. Enjoy unobstructed views stretching across the coastline, a spectacular setting for entertaining or sunset cocktails.

The villa's private outdoor spaces are equally impressive, featuring a pristine swimming pool, landscaped garden, and both covered and uncovered terraces for year-round enjoyment. Practical luxuries such as

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fitted wardrobes, a lift, and a private garage ensure a lifestyle of convenience and sophistication.

Located in a boutique development of just 16 uniquely designed residences, Atalaya Fairways is a peaceful, low-density enclave surrounded by the lush fairways of Atalaya Golf Course. Its privileged position offers the perfect balance: tranquil natural surroundings yet only minutes from golden beaches, vibrant dining spots, world-class leisure facilities, and the highly regarded Atalaya International School, making it an ideal choice for families seeking quality education close to home.

This property is in excellent condition, offering a move-in-ready opportunity to own a slice of contemporary luxury in one of the Costa del Sol's most sought-after addresses.



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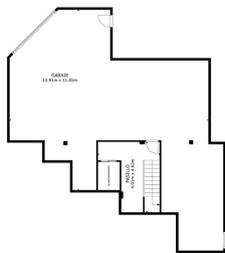
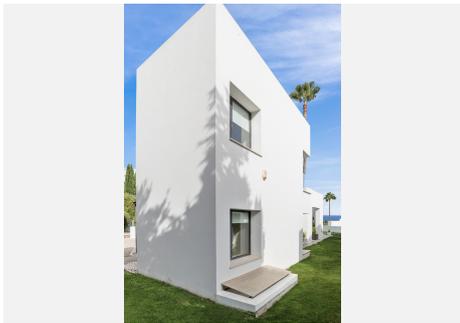
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PLANTA 1  
PLAN DE LA PLANTA DE BAJA  
 AREA CONSTRUIDA: 124,00 m<sup>2</sup> (1.313,44 m<sup>2</sup> CON GARAJE)  
 AREA TOTAL: 124,00 m<sup>2</sup> (1.313,44 m<sup>2</sup> CON GARAJE)  
 100% CONSTRUIDO Y 0% SIN CONSTRUIR. VERIFICADO POR EL INGENIERO TECNICO EN OBRAS DE EDIFICACION. 2024. 100% CONSTRUIDO Y 0% SIN CONSTRUIR. VERIFICADO POR EL INGENIERO TECNICO EN OBRAS DE EDIFICACION. 2024.



PLANTA 2  
PLAN DE LA PLANTA DE ENMEDIO  
 AREA CONSTRUIDA: 124,00 m<sup>2</sup> (1.313,44 m<sup>2</sup> CON GARAJE)  
 AREA TOTAL: 124,00 m<sup>2</sup> (1.313,44 m<sup>2</sup> CON GARAJE)  
 100% CONSTRUIDO Y 0% SIN CONSTRUIR. VERIFICADO POR EL INGENIERO TECNICO EN OBRAS DE EDIFICACION. 2024. 100% CONSTRUIDO Y 0% SIN CONSTRUIR. VERIFICADO POR EL INGENIERO TECNICO EN OBRAS DE EDIFICACION. 2024.



PLANTA 3  
PLAN DE LA PLANTA DE ALTA  
 AREA CONSTRUIDA: 124,00 m<sup>2</sup> (1.313,44 m<sup>2</sup> CON GARAJE)  
 AREA TOTAL: 124,00 m<sup>2</sup> (1.313,44 m<sup>2</sup> CON GARAJE)  
 100% CONSTRUIDO Y 0% SIN CONSTRUIR. VERIFICADO POR EL INGENIERO TECNICO EN OBRAS DE EDIFICACION. 2024. 100% CONSTRUIDO Y 0% SIN CONSTRUIR. VERIFICADO POR EL INGENIERO TECNICO EN OBRAS DE EDIFICACION. 2024.

