



MARBELLA  
C R I B S  
G R O U P

## Contemporary villa in Atalaya, Benahavis

1.455.000€



**Ref**  
MCG1619

**Beds**  
5

**Baths**  
4

**Plot**  
860 m<sup>2</sup>

**Built**  
301 m<sup>2</sup>

[www.marbella-cribs.com](http://www.marbella-cribs.com)

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

[+34 623 44 32 13](tel:+34623443213)

The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1619
<b>Bedrooms</b>	5
<b>Bathrooms</b>	4
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	860 m <sup>2</sup>
<b>Built</b>	301 m <sup>2</sup>
<b>Terrace</b>	129 m <sup>2</sup>
<b>Price</b>	1.455.000€
<b>Location</b>	Atalaya





## About this property

BRAND NEW CONTEMPORARY STYLE VILLA NEXT TO  
GUADALMINA €1,455,000

This splendid villa, fully renovated, is situated in the Atalaya area, adjacent to Guadalmina, and just moments away from a plethora of amenities including schools, restaurants, supermarkets, and the beach. It is also surrounded by some of the finest golf courses in the region, including Atalaya, El Paraiso, Guadalmina, Los Arqueros, and more.

The property has undergone an extensive renovation and boasts top-notch features such as underfloor heating and air conditioning (Airzone). It is spread across the main floor, offering a total of five bedrooms, four bathrooms, and a spacious living room exceeding 40m<sup>2</sup>, complete with an elegant open kitchen that provides direct access to the terrace.

On the lower level of the property, you'll find an expansive basement featuring a laundry area and ample space that can be customized to your preferences, whether it's a home cinema, game room, gym, or an independent apartment.

Externally, the villa is situated on an 860m<sup>2</sup> plot, featuring a private pool with a heat pump, an outdoor kitchen with a barbecue area, a covered porch, beautifully landscaped gardens, and a two-car garage equipped with an electric charger.

This is an exceptional opportunity for those seeking a brand-new property with the latest high-quality finishes, conveniently located just minutes away from all amenities, and offered at a competitive market price.

## Contact Us

**Phone:**

+34 623 44 32 13

**Email:**

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

**Real Estate Instagram:**

[@MarbellacribsRealEstate](https://www.instagram.com/MarbellacribsRealEstate)

**Lifestyle Instagram:**

[@MarbellacribsLifestyle](https://www.instagram.com/MarbellacribsLifestyle)





