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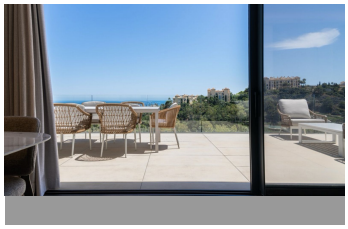
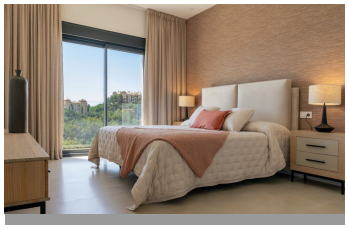



House in La Heredia

Bedrooms	**5**	Bathrooms	**4**	Built	**432m2**	Plot	**1377m2**

R5549719	**House**	**La Heredia**	**3.995.000€**

Set in an elevated position at the entrance to the La Alborada residential area in Benahavís, this contemporary Andalusian Mediterranean-style villa enjoys panoramic sea and golf views from all three levels. Built on a 1,377 m² corner plot, the property offers 346 m² of interior space and 86 m² of terraces, with five bedrooms, five bathrooms and a guest toilet. Its elevated setting, generous outdoor areas and convenient road connections make it an appealing option as both a permanent residence and a holiday home. The entrance makes an immediate impression, with a large wooden pivot door opening onto a spacious interior featuring high ceilings with exposed wooden beams and uninterrupted views towards the Mediterranean. The villa has been designed to make the most of its position, with sea views extending across every floor and into the basement, where the rooms also benefit from natural light and direct access to the garden. The main floor comprises an open-plan kitchen, designed by Italian brand Veneta Cucine and fitted with a central island and Bosch appliances, alongside a spacious living and dining area opening directly onto the terrace. This level also accommodates an en-suite bedroom with a private balcony, a guest toilet and a separate utility room. The terrace, finished with glass balustrades, provides an ideal setting for outdoor dining and relaxation, overlooking the sea and La Quinta Golf & Country Club. The upper floor is arranged around an elegant landing connecting two further en-suite bedrooms. Both feature high ceilings, exposed wooden beams and private balconies with

views across the golf course and coastline. A separate 29 m² terrace offers additional outdoor space, ideal for creating a private seating area from which to enjoy the surroundings. The lower level benefits from its own independent entrance, allowing access to the property without passing through the main floor. It includes two additional bedrooms, one of them en suite, a spacious multipurpose living room and a storage room. All these spaces enjoy natural light and sea views, while the living area opens onto a covered terrace and the garden, with the swimming pool positioned alongside. The outdoor areas include several garden spaces, offering room for relaxation, outdoor activities and family life. The property is equipped with air conditioning, underfloor heating throughout all three levels via an aerothermal system and home automation. Further specifications include Villeroy & Boch sanitaryware and Hansgrohe fittings. A private access area provides parking for four to six vehicles. La Alborada offers a peaceful residential setting with convenient access to San Pedro de Alcántara, approximately three minutes away by car, as well as Benahavís village, La Quinta and Nueva Andalucía. The A-397 provides a direct connection towards Ronda, while the motorway offers access to Marbella, Málaga and the western Costa del Sol. The villa is also close to established residential areas such as El Madroñal and La Zagaleta, as well as a ?wide ?selection ?of ?golf ?courses, including La ?Quinta, ?Los Arqueros, Los Naranjos, Aloha ?and Las ?Brisas. Monte ?Halcones ?shopping centre, with its ?supermarket, ?pharmacy ?and ?restaurants, ?is ?also ?nearby.

Bar	Bar	Basement
Covered Terrace	Double Glazing	Ensuite Bathroom
Fiber Optic	Fitted Wardrobes	Near Transport
Private Terrace	Storage Room	Utility Room
WiFi		