



El Madroñal, Benahavis  
El Mirador 1

bedrooms **5**    bathrooms **6**    built  $\frac{m^2}{m^2}$  **596**    terrace  $\frac{m^2}{m^2}$  **175**    plot  $\frac{m^2}{m^2}$  **4.017**



community **495 €** month    garbage **18 €** year    ibi **2.821 €** year    for sale **4.750.000 €**

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.

## El Madroñal, Benahavis

### El Mirador 1

An elegant Andalusian mansion infused with contemporary interiors, sitting proudly on the hillside of El Madroñal. Boasting of a privileged elevated position, El Mirador 1 offers stunning panoramic amazing sea and mountain views.

Combining Andalusian architecture with Mediterranean touches, this estate has been designed with great attention to detail, offering the best of outdoor living: spacious covered and uncovered terraces, lush surrounding vegetation, swimming pool with incorporated water features, Jacuzzi and BBQ with outdoor dining area with stunning sea views. Upon entering, the open floor plan and elegant interiors create a harmonious and welcoming environment, all connected to the covered terraces. The large prime suite boasts of a unique charm and views from this level are extraordinary. Boasting of oak panelled ceilings, lounge area, marbled bathroom for him and her and a standing tub, walk-in closet and a private terrace. The property also hosts 4 further bedrooms, a bodega wall, a fully equipped gym, a cinema and laundry room.

Reference	428438	Beds	5	Built m <sup>2</sup>	596
Type	Villa	Baths	6	Interior m <sup>2</sup>	596
Location	El Madroñal, Benahavis	En-suite Baths	6	Terrace m <sup>2</sup>	175
		Guest Toilets	2	Plot m <sup>2</sup>	4.017
		Pax	---		
Pool	Private	Community	495 € / month	Levels	---
Garden	Private	Garbage	18 € / year	Floor	---
Garage	Private	IBI	2.821 € / year	Orientation	South
Parking slots	2	Construct Year	---	EPC	In Progress

For sale

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