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Elegant traditional Andalusian-style mansion built to high standards and perfectly maintained situated in a private residential area in Benahav s, very close to Cancelada, on the New Golden Mile, and yet is only 3 km to the nearest beach and all amenities. Surrounded by space, tranquility, and mature Mediterranean gardens overlooking Los Flamingos Golf Resort, this impressive villa is ideal for a large family, with lots of rental potential, as it can accommodate large groups of 18 persons. Distributed on three levels, it offers 9 double bedrooms and 8 bathrooms. At present the rental income provides a good return on investment however there is scope for this to be expanded further. There are many bookings already reserved for 2022 and the property has a rental license in accordance with the law in Spain. The property also represents an investment opportunity for a renovation project, or as a boutique hotel, or a clinic/health retreat. On entering the villa the hallway leads to the spacious open plan lounge, dining room and kitchen. There is one en-suite bedroom and study on this level with guest toilet all opening onto the many large terrace areas for relaxing, dining and overlooking the large swimming pool. On the upper level there is a very large master bedroom with en suite bathroom and 3 further bedrooms sharing a large bathroom. The lower level consists of 3 bedrooms. a large games room equipped with pool table, table tennis and football table with its own toilet and shower facilities. This area could also be converted into a cinema room. A gym room completes the rooms on the lower level. From the lower level there is direct access to the garden and the large swimming pool which is surrounded by a spacious terrace area for sunbathing. The villa is approached through electric gates to a large driveway dominated by a central fountain with an abundance of car parking for 12-15 cars. It is a short drive to Puerto Ban s and Estepona and a few minutes to the nearest beach. There are many shops, supermarkets, restaurants and sports facilities all close by and just a few minutes drive by car.

## MORE INFORMATION

### BASE INFORMATION:

Bedrooms : 9

Bathrooms : 8

### CONVENIENCE:

**General Amenities:** Excellent,

**Community Amenities:** Covered,

**Exterior Amenities:** Private,

**Interior Amenities:** Partially Fitted, Fully Fitted, U/F Heating, Fireplace, Air Conditioning,

**Landscape Amenities:**

Pool, Garden, Country, Golf, Mountain, South East, Close To Schools, Close To Shops, Close To Golf,

**Security Amenities:**

Luxury, Telephone, Alarm System, Ensuite Bathroom, Utility Room, Storage Room, Guest Apartment, Games Room, Private Terrace, Near Transport, Fitted Wardrobes, Covered Terrace, Private,