



El Paraiso, Estepona East

Villa El Paraiso - Andalusian Charm & Elegance in El Paraiso Alto

bedrooms **6** bathrooms **6** built **615** _{m²} terrace **350** _{m²} plot **3.480** _{m²}



community **269 €** _{month} garbage **18 €** _{year} ibi **3.101 €** _{year} for sale **3.993.000 €**

EPC: D 116,60 kWh/m². C 19,80 KgCO₂/m². 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 Paraiso, Estepona East

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Welcome to Villa el Paraiso, an exquisite blend of Andalusian charm and modern elegance located in the elite El Paraiso Alto urbanisation in Benahavis, Malaga. This spacious two-story villa, offering a generous 615 square meters of built area, was originally constructed in 2006 and thoughtfully renovated by 2020 to elevate its luxurious appeal and functionality.

Designed by the reputable McLundie Architects & Management, the villa masterfully integrates traditional aesthetics with contemporary amenities, crafting an inviting and upscale living environment. The property comprises six opulent bedrooms, each accompanied by en-suite bathrooms, alongside two additional guest toilets. Natural wood materials used throughout the villa impart a rustic elegance that harmonises seamlessly with the sleek modern furnishings.

Elevated in the mountains of Benahavis, the villa offers sweeping panoramic views that capture both the Mediterranean Sea and the verdant surrounding landscapes. The southern orientation ensures an abundance of natural light throughout the day, enhancing the airy and open ambiance of the interior spaces.

Stepping into the first level of Villa el Paraiso, you are greeted by a grand entrance with a high ceiling that transitions into a combined dining and living area. This design creates a fluid, open space ideal for relaxation and entertaining. The contemporary kitchen and three of the villa's bedrooms are located on this floor, with convenient access to a large terrace. This terrace, coupled with the beautifully landscaped garden and refurbished swimming pool, offers a serene outdoor setting perfect for leisure and social gatherings.

Venturing upstairs, the second level houses three additional bedroom suites, each serving as a private retreat with access to another terrace that provides stunning sea views. This floor also includes a versatile small room, suitable for use as a private office or study.

The external areas of Villa el Paraiso ...

Reference	566077	Beds	6	Built m ²	615
Type	Villa	Baths	6	Interior m ²	---
Location	El Paraiso, Estepona East	En-suite Baths	6	Terrace m ²	350
		Guest Toilets	2	Plot m ²	3.480
		Pax	---		
Pool	Private	Community	269 € / month	Levels	2
Garden	Private	Garbage	18 € / year	Floor	0
Garage	Private	IBI	3.101 € / year	Orientation	South
Parking slots	2	Construct Year	2006	EPC	D 116,60 kWh/m ² C 19,80 KgCO ₂ /m ²

For sale

3.993.000 €

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mirror the thoughtfulness and luxury evident inside. Two expansive terraces equipped with sunbeds, a lounge zone, and a dining area with a modern BBQ setup provide ample space for relaxation and entertainment. The outdoor Jacuzzi and decorative pond further enhance the villa's appeal, making it a sanctuary for those who appreciate the finer details of upscale living.

Moreover, living in El Paraiso Alto offers a lifestyle of security and convenience, with a 24-hour security service ensuring peace of mind. The villa includes a two-car garage complemented by additional outdoor parking for three to four vehicles, making it practical for family and guests alike. Additionally, a storage room adds to the villa's functionality and allure.

Positioned just minutes from essential amenities such as shops, schools, and pharmacies, and in close proximity to prestigious resorts like Villa Padierna and the vibrant Puerto Banus and Estepona, Villa el Paraiso combines tranquility with accessibility. This property represents a lifestyle choice catering to those who seek a blend of luxury, convenience, and serenity within one of the most esteemed neighbourhoods in Southern Spain.

Benahavis, a distinguished area in the province of Málaga, is celebrated for its picturesque landscapes, luxury properties, and high standard of living. The specific location resides within one of the upscale residential enclaves of Benahavis, providing an exceptional living environment.

El Paraiso Alto is renowned for its proximity to several outstanding golf courses, including the El Paraiso Golf Club designed by Gary Player, one of Costa del Sol's premier golf venues with superb facilities and scenic views. Nearby, the Atalaya Golf & Country Club presents two 18-hole courses catering to golfers of all skill levels, enhancing the leisure offerings for residents.

The dining scene in Benahavis is exceptional, often referred to as the "Dining Room of the Costa del Sol." Esteemed establishments such as Amanhavis Hotel & Restaurant, known for its gourmet Spanish cuisine, and La Torre, famed for its traditional Andalusian tapas, highlight the area's culinary excellence. Los Abanicos, celebrated for its seafood dishes and regional specialties, adds to the rich dining experiences available.

Although Paraiso Alto itself is primarily residential, the surrounding area offers ample shopping facilities. The nearby Centro Comercial Guadalmina provides a range of retail stores, boutiques, and groceries, while the luxurious shopping options of Puerto Banús, featuring high-end brands like Louis Vuitton, Gucci, and Dolce & Gabbana, are just a short drive away.

Families will find the area particularly accommodating, with access to several respected international and bilingual schools. Atalaya Colegio Internacional offers comprehensive education from early childhood through secondary levels, while the Marbella Montessori School follows the internationally recognised Montessori approach. Additionally, Aloha College provides the British curriculum along with the Spanish Bachillerato, ensuring diverse educational opportunities.

Paraiso Alto's transportation connectivity ...









