VILLA GRACE



El Paraiso Alto is a highly sought after area belonging to Benahávis and bordering Estepona, well appreciated for its residential lifestyle and embraced by beautiful independent villas.

Various sports facilities are available in the area including the prestigious 'El Paraiso' golf course and the Bel-Air tennis club. Additionally, with Benahávis being widely acclaimed as a benchmark for its gastronomy, there are plenty of exquisite restaurants to choose from.

The area provides 24 hour security, guaranteeing the tranquillity and safety of its residents with added convenience of being located less than 40 minutes drive from Malaga airport.

Villa Grace is a unique construction with stunning sea views and green gardens located in El Paraiso, a very well known area of Benahavis.

The villa has a built size of 470 m2 with 4 bedrooms and 5 bathrooms distributed over three floors (a 5th bedroom and bathroom may be added at the clients' wish), outdoor pool and much more . It is a generously ample villa offering a spacious living concept.

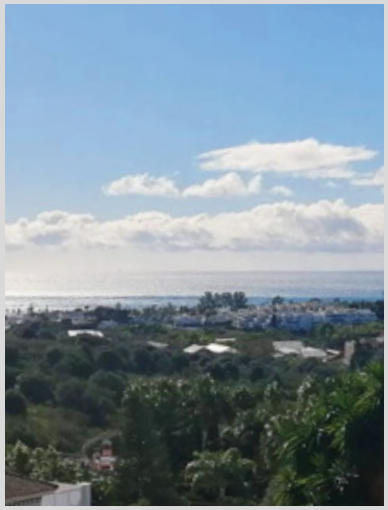
Just a few minutes from the beach, supermarkets, shops and restaurants. This is an unbeatable and premier location, conveniently close to Puerto Banus, Benahavis and Estepona.

Villa Grace offers breathtaking panoramic views over the Mediterranean sea, towards Gibraltar and the North African coast; all set in immaculately landscaped gardens.

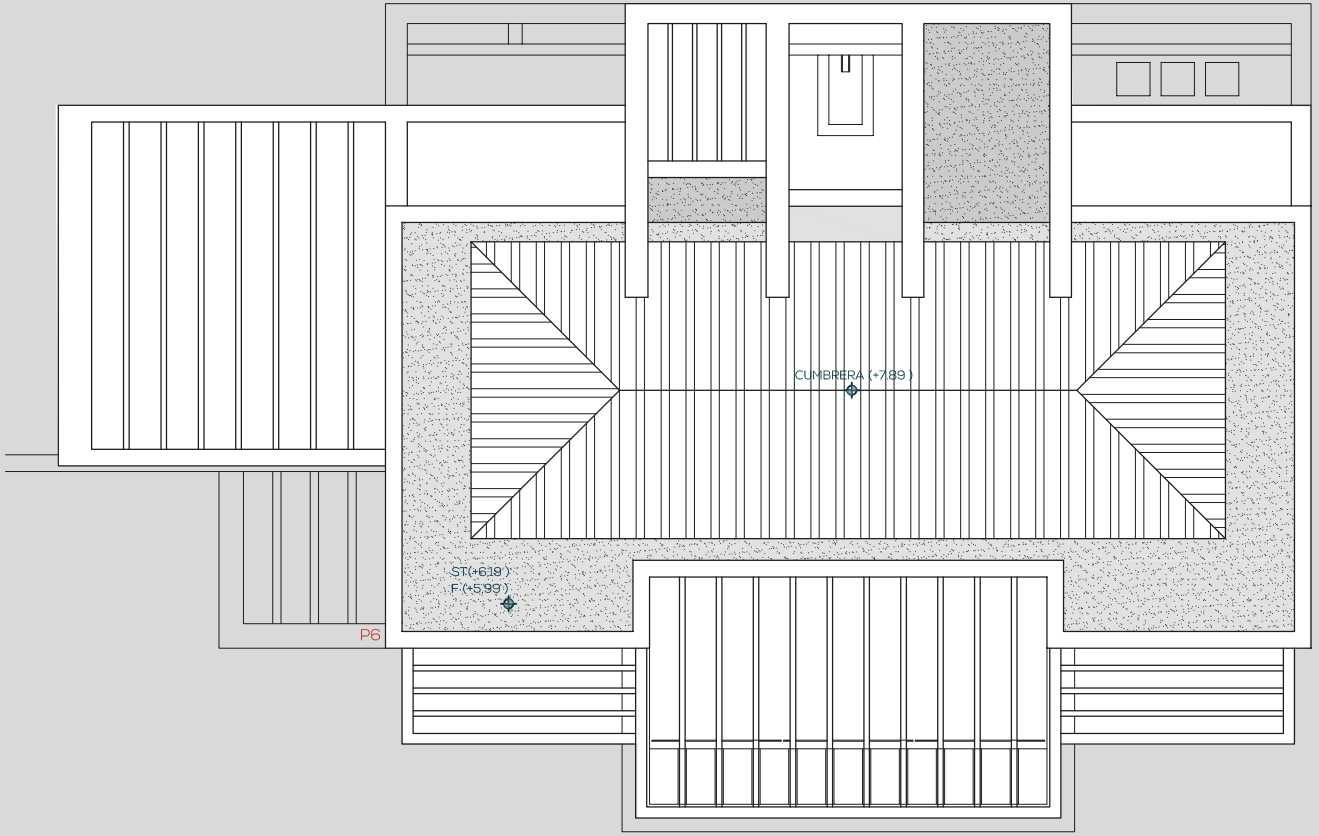
The villa has many amenities such as underfloor heating, air conditioning, double glazed windows, porcelain tile flooring, fitted kitchen, Wi-Fi preinstallation on all floors, security and alarm system and much more.



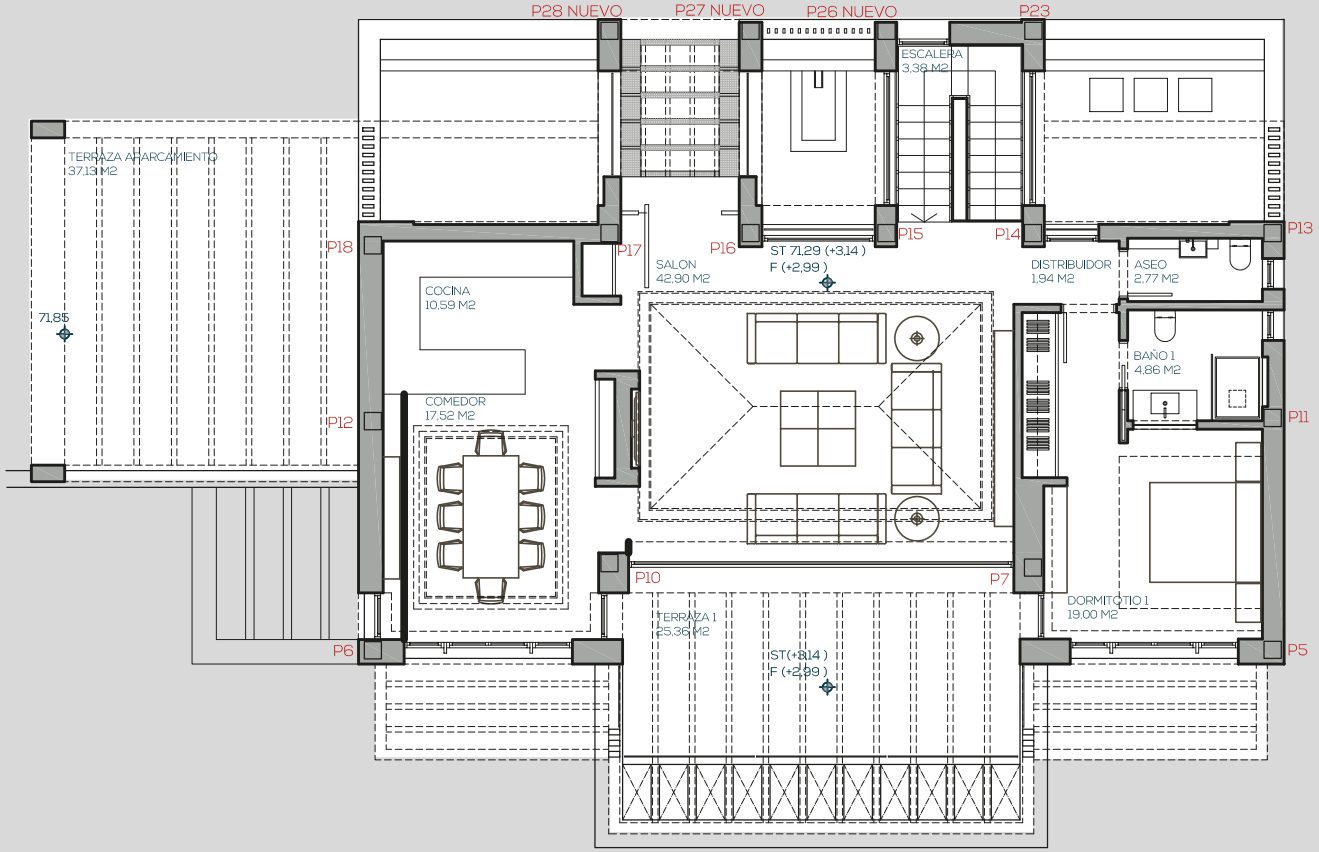


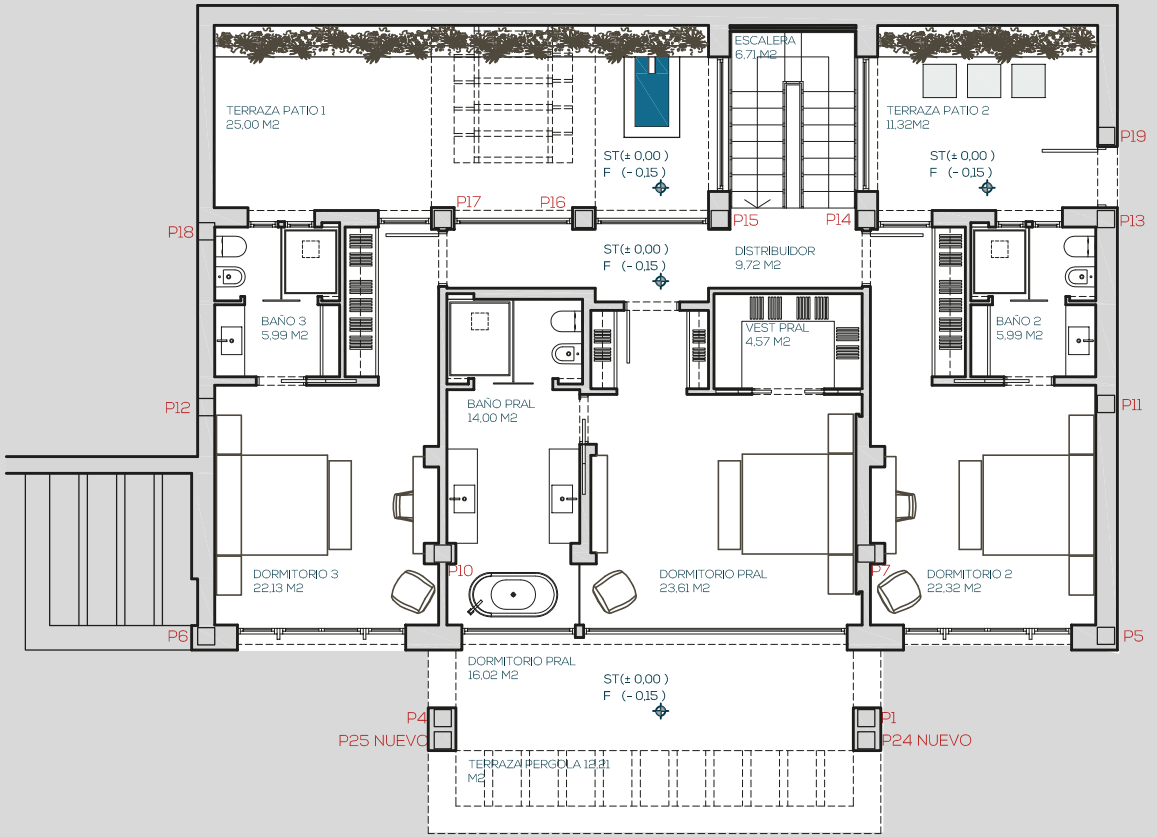


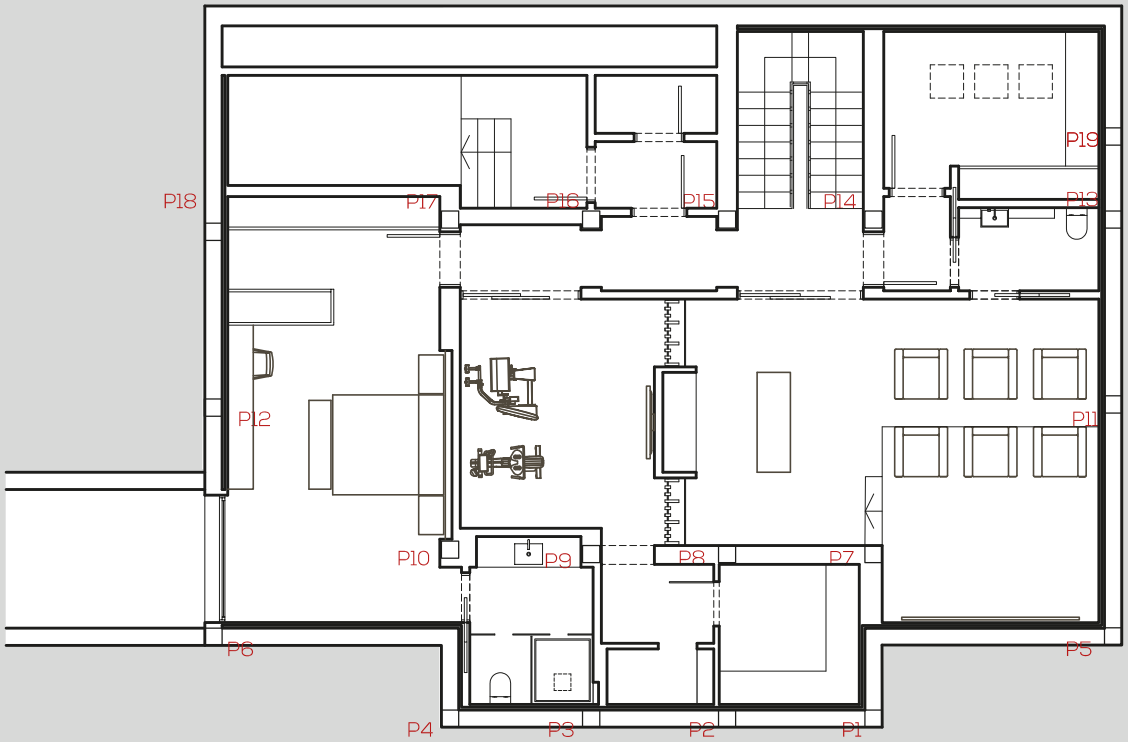
SEA VIEWS


CUMBRERA (+7.89)
ST(+6.19)
F.(+5.99)
P6

TOP FLOOR

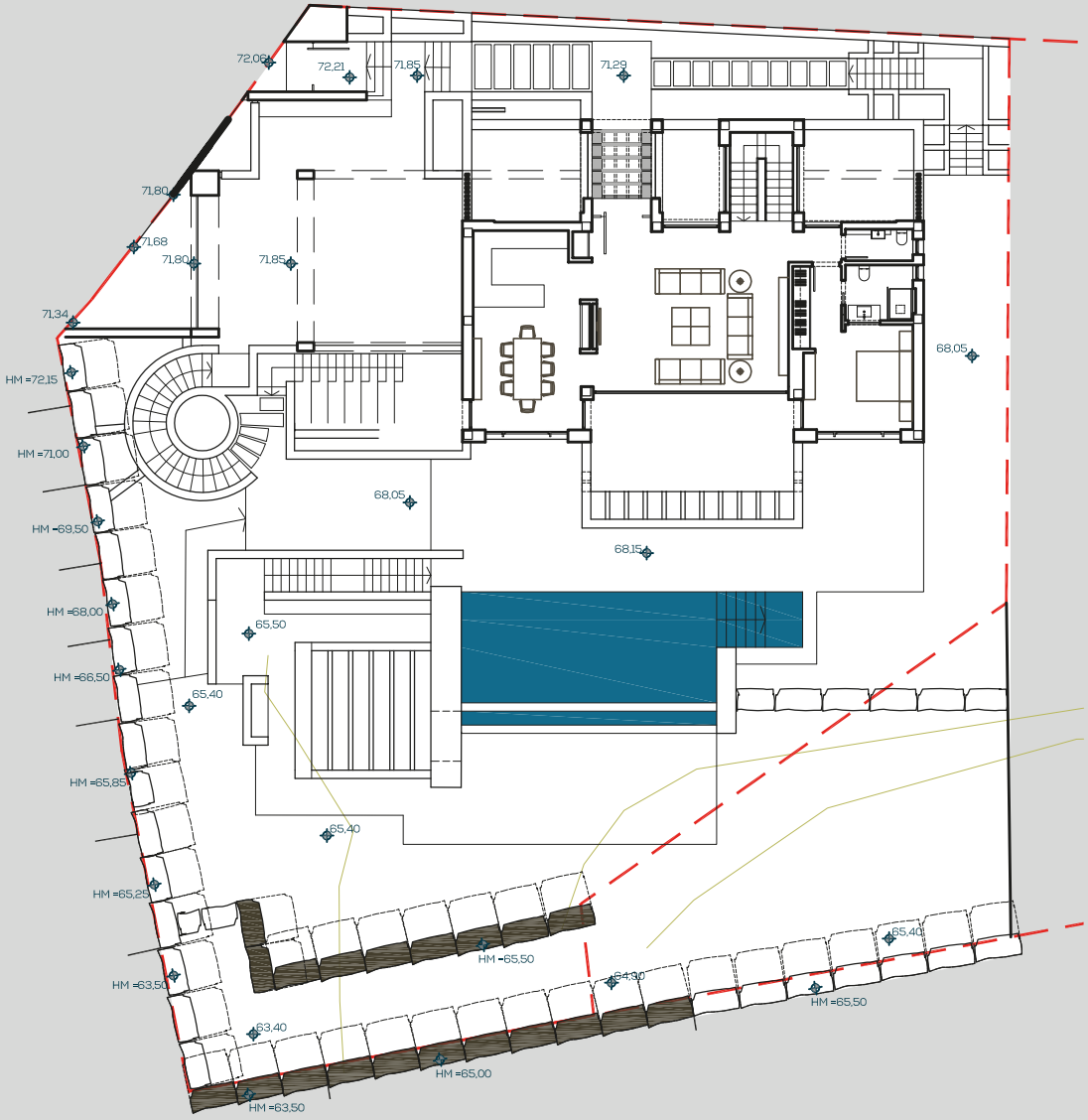

P28 NUEVO
P27 NUEVO
P26 NUEVO
P23
ESCALERA
3,38 M2
TERRAZA APARCAMIENTO
37,13 M2
P18
P17
P16
P15
P14
P13
ST 71,29 (+3,14)
F (+2,99)
SALON
42,90 M2
DISTRIBUIDOR
1,94 M2
ASEO
2,77 M2
COCINA
10,59 M2
71,85
BAÑO 1
4,86 M2
COMEDOR
17,52 M2
P12
P11
P10
P7
DORMITORIO 1
19,00 M2
TERRAZA 1
25,36 M2
ST(+3,14)
F (+2,99)
P6
P5


TERRAZA PATIO 1
25,00 M2
ESCALERA
6,71 M2
TERRAZA PATIO 2
11,32M2
ST(± 0,00)
F (- 0,15)
P19
P18
P17
P16
P15
P14
P13
DISTRIBUIDOR
9,72 M2
BAÑO 3
5,99 M2
VEST PRAL
4,57 M2
BAÑO 2
5,99 M2
P12
BAÑO PRAL
14,00 M2
P11
DORMITORIO 3
22,13 M2
P10
DORMITORIO PRAL
23,61 M2
P7
DORMITORIO 2
22,32 M2
P6
P5
DORMITORIO PRAL
16,02 M2
P4
P25 NUEVO
P1
P24 NUEVO
TERRAZA/PERGOLA 12,21
M2



VILLA GRACE SUMMARY

- Plot (south-facing): 1000 m2
- + Covered terraces: 60 m2
- + Open terraces: 80 m2
- + Separate Car Port: 35 m2
- Bedrooms: 4
- Bathrooms: 5
- Total constructed surface*: 470 m2
- Close to the beach, shops and restaurants, Puerto Banus, Estepona, Benahavis and Malaga airport only 40 minutes away.


72,06
72,21
71,85
71,29
71,80
71,68
71,80
71,85
71,34
HM =72,15
HM =71,00
HM =69,50
HM =68,00
HM =66,50
HM =65,85
HM =65,25
HM =63,50
68,05
68,05
68,15
65,50
65,40
65,40
HM =65,50
64,90
HM =65,50
65,40
63,40
HM =65,00
HM =63,50

QUALITY DESCRIPTION	
Nº POSITION	**DESCRIPTION**
1 FOUNDATION	CONCRETE STRUCTURE
2 EXTERIOR WALLS	DOUBLE WALL WITH THERMAL INSULATION
3 INTERIOR WALLS	BRICK 9 CM
4 RETAINING WALLS	CONCRETE & STONE ROCKS
5 EXTERIOR RENDER	CEMENT
6 INTERIOR PLASTER	GYPSUM
7 CEILINGS	PLASTER BOARDS
8 PAINTING	SILICATE
9 WINDOWS	CORTIZO / STRUGAL ALUMINIUM (RAL STANDARD)
10 DOORS	WOOD WHITE 90X230CM
11 CLOSETS	WOOD WHITE, SLIDING DOOR 250CM
12 SANITARY	VILLEROY & BOCH / DURAVIT
13 TABS	HANSGROHE / GROHE
14 SHOWER ECLOSURE	WALL & TILE / GLASS
15 PLUMBING INSTALLATION	POLYETYLENE / PPR TUBE
16 ELECTRIC INSTALLATION	CAT6 / WIRES
17 ELECTRIC SWITCHES	JUNG
18 DOMOTIC INSTALLATION	PRE - INSTALLATION

QUALITY DESCRIPTION	
Nº POSITION	**DESCRIPTION**
19 LIGHTING	LED LIGHTS
20 AIR CONDITIONING	FAN-COIL WATER / DAIKIN OR MITSUBISHI
21 UNDERFLOOR HEATING	UPONOR WATER / DAIKIN OR MITSUBISHI
22 INTERIOR FLOR COVERING	PORCELANIC TILES 120X120CM
23 INTERIOR WALL COVERING	PORCELANIC TILES 120X60CM
24 EXTERIOR FLOOR COVERING	PORCELANIC TILES 80 X 80CM
25 EXTERIOR RAILING	GLASS / INOX
26 SPINKLING SYSTEM	RAIN BIRD AUTOMATIC SYSTEM
27 GRASS	BERMUDA
28 GARDEN	PALM TREES, ETC.
29 OUTDOOR POOL	HEATED WITH HEAT PUMP
30 KITCHEN	HÄCKER, NOBILA OR ARREDO3
31 HOME APPLIANCES	MIELE