

VILLA AULI - FULLY RENOVATED VILLA WITH PANORAMIC SEA
VIEWS - LA HEREDIA,
BENAHAVIS

€ 2.999.000



REF
D5238

BEDS
5

BATHROOMS
5

BUILT M²
453

PLOT M²
—

PROPERTY DETAILS

Reference	D5238	Property type	Villa
Asking price	€ 2 999 000	Location	Benahavis / La Heredia
Bedrooms	5	Bathrooms	5
Toilets	—	Built area (m ²)	453
Terrace (m ²)	63	Plot (m ²)	—
Floor	3	Pool	Private
Garden	None	Parking spaces	1
Garage types	Private	Orientation	South-west
Community fees	€ 6 000.00	IBI (yearly)	€ 1 113.00
Garbage tax (yearly)	—	Energy certificate	—
Year of construction	—	Amenities	Cinema Room, Gated Community, Gym, Mountain View, Panoramic View, Sea View, Security





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



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A five-bedroom villa for sale in La Heredia, Benahavís, completed in 2026 after a comprehensive full-scale refurbishment — positioned at one of the most elevated vantage points between El Madroñal, Las Colinas and La Heredia, with unobstructed south/west views stretching across golf fairways to the Mediterranean. The villa retains its Andalusian architectural character — terracotta floors, exposed white-beam ceilings, brick arched passageways — while the interiors have been entirely recast in a contemporary register. The result is a property that reads as genuinely new, inside a structure with considerable presence.

The main living level is organised around a generous open-plan salon with a fireplace set into a full-height marble surround, white-beamed ceiling, and large sliding glass panels opening directly onto the south-facing terrace. The Modulnova Italian design kitchen, equipped with the full Gaggenau appliance package, is anchored by a substantial dark stone island with bar seating and looks directly out to sea through the living area. On the lower level, a dedicated bar and a cinema room fitted with a Miele coffee bar sit alongside an Eleiko-equipped gym with integrated wine storage — an entertainment floor that is rarely found at this price point in the area. Seven balconies and two terraces distribute across the levels, each capturing a different angle of the view corridor, while the plunge pool with outdoor shower occupies the garden level. The villa is delivered fully furnished to move-in standard.

La Heredia is a residential estate in the municipality of Benahavís on the western Costa del Sol, approximately 15 minutes by car from Marbella centre, 10 minutes from Puerto Banús, and around 50 minutes from Málaga Airport. This villa sits at the upper section of the urbanisation securing the view depth and limits visual interference from neighbouring properties. The estate operates with 24-hour access control and is actively patrolled throughout the night by Trablesa security. Completed and furnished in 2026, this is a fully renovated villa in La Heredia ready for immediate occupation.