

# Villa Alcuzcuz

Region: Marbella Sleeps: 10

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## Overview

Villa Alcuzcuz is a beautifully renovated stunning property nestled in the exclusive residential gated community of “La Reserva de Alcuzcuz” in the municipality of Benahavis.

This is a very charming and romantic Mediterranean property. It is surrounded by an astonishing wild nature, within a six hectare landscape, a south oriented dominant position in front of the Gibraltar rock and the Moroccan coast. The property epitomises the Andalusian spirit, with a very beautiful villa surrounded by olive, fruit trees and Spanish fountains. Every built element looks in harmony with its natural environment.

The land where the house is located has been subject to a process of increasing environmental protection. In 1992, it was included in the list of natural habitats to be preserved, and in 2006 the European Commission included it in the list of Sites of Community Importance (SCI) of the Mediterranean region. In 2015 the regional government of Andalusia declared as a Special Area of Conservation (SAC Sierra Bermeja y Real).

The single-family home was designed by a local architect and built in 2002 under the direct supervision of the renowned international designer Jaime Parlade, whose personal style can be felt throughout the building (which is mirroring Parlade’s own aristocratic villa in the immediate neighbourhood).

Villa Alcuzcuz is a two-story house which has a traditional Andalusian style of enchanting simplicity, with Arabic tile roofs, colourful wooden beam ceilings, porches and wooden windows and doors.

During the last two years since the house has been acquired by the new owner, the garden and surrounds have been completely renovated with a wonderful contemporary feel.

The Ground floor includes a central area with a double-height lobby, guest toilet, a large living area including a sitting room with a chimney, and a large contemporary open kitchen with dining room.

On this same floor, there is a large double bedroom with a full en suite bathroom and dressing room; there is also an office which overlooks the newly designed “Romantic Garden” with Andalusian basins/fountains and fruit trees.



There are also two private studios on this floor which are connected to the main house but also have separate entrances. Both studios have a double bed, en suite bathroom, living area and kitchen, these studios are perfect for family members who prefer a little more privacy.

The first floor includes a large library and two large bedrooms with private en suite bathrooms.

Close to the house, leading from the ground floor and which once was the main swimming pool is now an open water reserve/pool with lily flowers which is used for the automatic irrigation system.

## **Facilities**

Wow Factor • Modern • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets Welcome • Walk to Restaurant • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Satellite TV • Heating • Ceiling Fans • Fenced Grounds • Rural Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Alcuarcz residential property is situated within the prestigious gated community of "Alcuarcz Reserve", by the road connecting the cities of Marbella and Ronda, in Andalusia, Spain. There are 5 bedrooms and 5 bathrooms, and it can accommodate up to 10 people



### Ground Floor

- Double-height lobby
- Large living area with access to a patio
- Sitting room with chimney
- Fully equipped kitchen with dining
- Office room
- Guest toilet
- Bedroom with double bed, access to a patio and en-suite bathroom

### First Floor

- Double-height lobby
- Library area
- Bedroom with double bed
- Bedroom with double bed
- Bathroom
- Bathroom

### Studio One

- Independent entrance
- Ample living room
- Fully equipped kitchen
- Bedroom with double bed
- Bathroom

### Studio Two

- Independent entrance
- Bedroom with double bed
- Bathroom

### Exterior Grounds

- Private infinity swimming pool (15 x 5 m)
- Large patio area
- Fruit garden
- Covered terrace
- Outdoor dining
- Various sun loungers
- Barbecue



- Private parking

**Additional Facilities**

- Wi-Fi connection
- Air conditioning
- Heating
- Satellite TV
- Ceiling fans
- Washing machine

# Location & Local Information



Villa Alcuzcuz is in the perfect area to also enjoy many other wonderful resorts.

Located on the southern face of La Serrania de Ronda mountain range, Benahavis is set slightly inland between Estepona and Marbella. Distinctive to the other resorts nearby simply because of its tranquil, picturesque setting and real Andalusian feel.

Few places on the Costa del Sol enjoy such uninterrupted views of mountains, woodlands and rivers.

The village itself is a succession of well-kept narrow streets hedged with whitewashed Andalusian houses.

The picturesque park of Parque Torre Leoneras is located at the south end of the village and contains the ruins of a medieval Tower and a large lake.

The Montemayor castle was built in the tenth century and is mostly ruins but still has several sections of walls and the Queen's tower intact, from here you can appreciate stunning views of the Costa del Sol.

The Guadalmina River provides great canoeing opportunities, and as you make your way down the river, you will come across waterfalls and plunge pools. Here there is also a lovely river walk which takes you across a spectacular bridge and a traditional Moorish irrigation channel.

The Sunday market is held in the grounds of a shrine and is one of the most popular markets on the Costa del Sol.

When you're done with your historical explorations, there are a wealth of adventures to get started with! Consider a visit through the winding cobbled streets of Marbella's Old Town, where visitors can immerse themselves in local fare, flower stalls, gorgeous textiles and homemade wares. For more upscale shopping, a visit to nearby Puerto Banus is a must; guests can find a slew of designer stores here.

Of course, no day would be complete without a good meal, and Marbella is packed full of Michelin starred restaurants, providing the perfect excuse to indulge those taste buds.

Outside of the shopping and the food, Marbella also has world-renowned beaches where one can soak up the sun and grab a cocktail from a beachfront bar! There are plenty more adventures to be had here from water sports & parks to historical tours, hiking and biking.

## Local Amenities

Nearest Airport	<b>Malaga Airport (66km)</b>
Nearest Village	<b>El Madronal (4km)</b>
Nearest Town/City	<b>Puerto Babus (11km)</b>
Nearest Restaurant	<b>La Heredia (800m)</b>
Nearest Bar/Pub	<b>Chiringuito La Kinta (6km)</b>
Nearest Supermarket	<b>Guillermo Butcher and Delicatessen (800m)</b>
Nearest Beach	<b>Cortijo Blanco Beach (7km)</b>
Nearest Golf	<b>La Quinta Golf &amp; Country Club (6km)</b>
Nearest Tennis	<b>Bel Air Tennis and Padel Club (11km)</b>

## What Oliver loves...

- The long winding paths which gently slope down to the swimming pool area, an enjoyable walk and an opportunity to soak in the stunning surrounds
- The cleverly designed and extremely special romantic garden
- The exclusive and extremely private location of the house which is still very close to all the wonderful nearby amenities

## What you should know...

- The pool is slightly separate from the main house although the walk down the new path is very enjoyable, there is a pool house in this area to prepare food and refreshments
- All rooms have ceiling fans and as well as air conditioning
- The two separate studios are a great option for family members seeking extra privacy, one of which has a full kitchen

# Terms & Conditions

- Security deposit: The rental property including the furniture and other contents are to be treated with care. The tenant is held responsible for all damaged goods, damage to the property or anything else related to the property, whether caused by themselves or their accompanying guests. A security deposit of €1,500 will be charged to guest's credit card upon arrival and refunded two weeks after departure, subject to full satisfactory inspection.
- Arrival time: 4 pm
- Departure time: 12 pm
- End of stay cleaning included?: Yes, included in the rental price. Tenant agrees to maintain the premises in the same condition as when received and will not allow any waste, misuse or neglect. That the premises shall be kept in as clean, healthy and safe as conditions of the Premises permit and shall cause no unsafe or unsanitary conditions. That no junk or garbage will be allowed to accumulate on or near the premises.
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Internet access?: Wi-Fi internet access included in rental price.
- Minimum stay: 7 nights
- Changeover day: Flexible.
- Pets welcome?: Pets are only welcomed on request and with prior agreement with the owner.
- Smoking Allowed?: Smoking is not allowed in the house and the garden. Smoking is strictly restricted to the villa's terraces. Smokers should be extra careful due to the special natural environment and a high risk of fire.
- Tax: Tourist Tax included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Other Ts and Cs: BBQ is only permitted within the central terrace and with the existing electrical device.
- Other 2: There shall not be any "house parties" on the Premises, there shall never be more than 20 persons on the Premises at any time without written landlord approval, nor shall TENANT's guests ever be left alone on the Premises.
- Other 3: Tenant acknowledges that the Premises is part of a quiet, peaceful gated community and will be highly considerate of the neighbours. The Premises shall not be used in such a manner as to generate noise (including loud music) which will disturb neighbours, nor will neighbours be harassed or bothered in any manner.