



El Herrojo, Benahavis
Casa Calma

bedrooms **6** bathrooms **7** built $\frac{\text{m}^2}{\text{year}}$ **622** plot $\frac{\text{m}^2}{\text{year}}$ **1.232**



community -- month garbage -- year IBI -- year for sale **7.470.000 €**

EPC: A 8,31 kWh/m². A 1,41 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 Herrojo, Benahavis

Casa Calma

Casa Calma is a six-bedroom villa in El Herrojo that understands proportion, privacy and atmosphere better than most. Set on a 1.232 m² plot with 622 m² built, the property combines soft Mediterranean architecture with sharply executed contemporary interiors, private wellness facilities, a cinema-style entertainment level, wine display, gym, sauna, indoor pool and expansive outdoor living framed by open views towards the sea and surrounding greenery.

Some homes are designed to impress for five minutes. Others are designed around how people actually live. Here, the layout moves with intention. The main living space opens completely onto the terrace and pool area, creating a natural connection between indoor calm and outdoor living without sacrificing warmth or privacy. The kitchen is clean-lined and functional rather than theatrical, centred around a large island and subtle lighting details. Ceiling heights, natural textures and oversized openings give the house scale without making it feel untouchable. Even the quieter spaces, from the dressing room to the secondary lounges, feel considered rather than leftover.

The lower level shifts the tone completely. This is where Casa Calma separates itself from standard new-build villas in the area. An indoor spa with heated pool and sauna, a dedicated gym, entertainment lounge with billiards area, bespoke wine cellar and integrated relaxation zones turn the basement into a destination rather than storage space with ...

Reference	679519	Beds	6	Built m ²	622
Type	Villa	Baths	7	Interior m ²	---
Location	El Herrojo, Benahavis	En-suite Baths	---	Terrace m ²	---
		Guest Toilets	1	Plot m ²	1.232
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	---	Floor	---
Garage	Private	IBI	---	Orientation	South
Parking slots	4	Construct Year	---	EPC	A 8,31 kWh/m ²
		Renovation year	---		A 1,41 KgCO ₂ /m ²

For sale

7.470.000 €

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spotlights. The garage is equally refined, finished to the same standard as the home itself. Upstairs and across the bedroom suites, the approach remains consistent: generous dimensions, natural light, garden access and hotel-level comfort without unnecessary excess. The principal suite takes priority quietly, with a substantial dressing area, tranquil bathroom and elevated views stretching towards the Mediterranean.

El Herrojo continues to attract buyers looking for security, discretion and immediate access to Marbella, Benahavís and the golf valley without the noise that comes with more exposed addresses. This villa fits that buyer precisely. Someone looking for a home that feels composed rather than performative. A property equally suited to long family stays, entertaining weekends or simply disappearing into complete privacy for a few days. Casa Calma is not trying to compete for attention. It does not need to. Arrange a viewing and the difference becomes obvious within minutes.









