

## Sales - Apartment - Benahavís

**629.000€**



Ref.-ID: R5216257

**Benahavís**

Community: 4,224 EUR / year IBI: 416 EUR / year

Rubbish: 18 EUR / year



3



2



127 m<sup>2</sup>



140 m<sup>2</sup>

**Apartment**

WHY CHOOSE BETWEEN A GARDEN AND A SEA VIEW... WHEN YOU CAN HAVE BOTH? Key features:

- 127m<sup>2</sup> built | 78m<sup>2</sup> terraces | garden access
- 3 bedrooms | 2 bathrooms
- Corner ground-floor | South / South-West facing
- Sea & Gibraltar views
- Fully furnished, ready to move in
- Underfloor heating throughout and A/C
- Garage and storage room
- Gated community with 24/7 security
- 4 swimming pools, heated infinity pool

Imagine starting your day surrounded by light, opening your doors onto generous terraces, with the sea stretching out in front of you. This superb 127m<sup>2</sup> ground-floor apartment offers an exceptional lifestyle where indoor and outdoor living blend seamlessly. Two spacious terraces totaling 78m<sup>2</sup>, partly covered for year-round enjoyment, open directly onto the garden while offering open views of the Mediterranean and Gibraltar, a rare combination at garden level. As a corner apartment, it benefits from three façades and a South / South-West orientation, ensuring abundant natural light throughout the day. The entrance leads into a bright and welcoming living area with a fully equipped open-plan kitchen, perfect for entertaining, complemented by a practical utility room. The generous master suite opens directly onto the terrace and features a dedicated workspace, large wardrobes, and a refined en-suite bathroom with both bathtub and walk-in shower. Two additional bedrooms, each with built-in wardrobes, share a modern shower room, ideal for family or guests. Designed for absolute comfort all year round, the apartment is equipped with underfloor heating in every room and reversible hot/cold air conditioning. Set within a secure, gated residence with 24/7 security, residents enjoy beautifully maintained tropical gardens, four swimming pools including a stunning heated infinity pool at 27°C and very soon a gym and social/co-working area. A private underground parking space and an 8m<sup>2</sup> storage room, accessible by lift, complete the property. Sold fully furnished and equipped, this apartment is ready to move in or rent out immediately. Located in the exclusive municipality of Benahavís appreciated for its peaceful setting, low local taxes and other advantages for residents, the property is just 6 minutes from shops, 10 minutes from the beaches and 49 minutes from Málaga Airport. Golf lovers will appreciate six internationally renowned golf courses within 6-9 minutes by car. Whether you are looking for a peaceful main residence, a sunny holiday retreat, or an investment opportunity, this property has it all!

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>
✓ Urbanisation	✓ South West	✓ Excellent	✓ Communal	✓ Air Conditioning	✓ Sea
	✓ West		✓ Heated	✓ Hot A/C	✓ Panoramic
			✓ Children's Pool	✓ Cold A/C	✓ Garden
				✓ U/F Heating	
				✓ U/F/H Bathrooms	
<b>Features</b>	<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>
✓ Covered Terrace	✓ Fully Furnished	✓ Fully Fitted	✓ Communal	✓ Gated Complex	✓ Underground
✓ Lift			✓ Private	✓ Entry Phone	✓ Private
✓ Fitted Wardrobes			✓ Landscaped	✓ Alarm System	
✓ Private Terrace			✓ Easy Maintenance	✓ 24 Hour Security	
✓ WiFi					
✓ Gym					
✓ Storage Room					
✓ Utility Room					
✓ Ensuite Bathroom					
✓ Marble Flooring					
✓ Double Glazing					
✓ Fiber Optic					
<b>Utilities</b>	<b>Category</b>				
✓ Electricity	✓ Investment				
✓ Drinkable Water	✓ Resale				