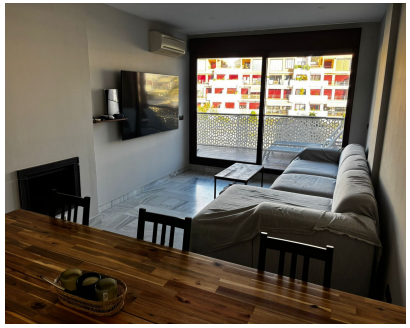
EK
ARBAT ESTATES

Sales - Apartment - Benahavís

285.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R5258839 | **Benahavís** | **Apartment**

Community: 2,040 EUR / year

1 | **1** | **92 m2**

Charming 1-Bedroom Apartment in Parque Botánico Urbanisation – Estepona, with Resort Amenities Discover this impeccable 1-bedroom apartment in the prestigious Parque Botánico urbanisation, a luxurious gated community in Estepona on the sun-drenched Costa del Sol – renowned for its serene location between the mountains and sea, offering resort-style living with lush botanical gardens, multiple swimming pools (including heated indoor and outdoor options), a state-of-the-art gym, spa with sauna and jacuzzi, tennis courts, and 24-hour security. This prime spot provides easy access to pristine beaches (10-15 minutes), world-class golf courses like Los Flamingos, international schools, supermarkets, and the A-7 for quick trips to Puerto Banús or Málaga Airport – ideal for year-round living or investment in Estepona's thriving 2025 market, where similar properties average €300,000-€450,000 with strong rental yields of 5-7% amid growing demand for eco-friendly resorts. Spanning 92 m² of built space on a mezzanine exterior floor with convenient lift access and desirable south-east orientation for abundant natural light, this well-maintained residence boasts a functional layout: one spacious bedroom with fitted wardrobes, a modern bathroom, a living-dining room with fully equipped kitchen, and a generous 20 m² terrace perfect for relaxation or al fresco dining. Premium features include air conditioning throughout, individual electric heating, and a garage space equipped with electric car charging installation, plus a 5 m² storage room – all enhancing everyday convenience. The urbanisation's exceptional amenities include expansive gardens, pools, and a welcoming community atmosphere, ensuring low-maintenance luxury. This turnkey property is a rare find for comfortable living or rentals – contact us today to arrange a viewing!

Setting
- ✔ Close To Golf
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ East
- ✔ South

Condition
- ✔ Excellent

Pool
- ✔ Communal
- ✔ Indoor
- ✔ Heated
- ✔ Children`s Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Garden
- ✔ Courtyard
- ✔ Lake

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Satellite TV
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Games Room
- ✔ Paddle Tennis
- ✔ Tennis Court
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Access for people with reduced mobility
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing
- ✔ 24 Hour Reception
- ✔ Restaurant On Site
- ✔ Fiber Optic

Furniture
- ✔ Optional

Kitchen
- ✔ Fully Fitted

Garden
- ✔ Communal

Security
- ✔ Gated Complex
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Underground
- ✔ Garage
- ✔ Communal
- ✔ Private