

**Sales - Apartment - Benahavís**  
**595.000€**

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



**Ref.-ID: R5317093**

**Benahavís**

**Apartment**

**Community: 4,752 EUR / year**

**IBI: 402 EUR / year**

**Rubbish: 18 EUR / year**



**2**



**2.5**



**117 m2**

Located in the sought-after community of Las Lomas del Conde Luque, this beautifully positioned 2-bedroom, 2-bathroom apartment offers generous outdoor living, open views, and an unbeatable location close to amenities. Both bedrooms feature en-suite bathrooms, complemented by a separate guest toilet, providing comfort and privacy for residents and visitors alike. The interior flows seamlessly onto a spectacular 61m<sup>2</sup> west-facing terrace, ideal for outdoor dining, entertaining, or simply enjoying the afternoon sun and evening sunsets. From the terrace, you can enjoy partial sea views combined with picturesque mountain views, creating a peaceful and scenic atmosphere. The property is perfectly situated within walking distance to Atalaya International School, a new commercial centre, and a supermarket, making daily life exceptionally convenient. Within just a short drive, you'll reach the beaches, Puerto Banús, San Pedro, and Marbella, offering the best of Costa del Sol living. Set within a gated community with landscaped gardens and excellent facilities, this apartment makes an ideal permanent residence, holiday home, or investment opportunity.

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Schools

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Fiber Optic

**Category**

- ✓ Luxury

**Orientation**

- ✓ West

**Furniture**

- ✓ Fully Furnished

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Kitchen**

- ✓ Partially Fitted
- ✓ Kitchen-Lounge

**Pool**

- ✓ Communal
- ✓ Indoor
- ✓ Heated

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Alarm System
- ✓ 24 Hour Security

**Views**

- ✓ Sea
- ✓ Mountain

**Parking**

- ✓ Private