EK
ARBAT ESTATES

**Sales - Apartment - Benahavís**

**320.000€**

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







**Ref.-ID: R5378287** | **Benahavís** | **Apartment**

**Community: 2,556 EUR / year** | **IBI: 208 EUR / year** | **Rubbish: 18 EUR / year** | **3** | **2** | **127 m2**

Charming Duplex Apartment with Panoramic Views – Benahavís Are you looking for a cozy home or a smart investment in the most culinary village of the Costa del Sol? This unique duplex apartment in Benahavís combines comfort, a clever layout, and breathtaking views of the surrounding mountains. The Layout This property stands out with its practical "inverted" layout, designed to prioritize privacy in the sleeping quarters and maximize the views from the living areas. Lower Floor (Sleeping Quarters): You enter the home via your private terrace, conveniently located right next to the parking area—making unloading groceries or luggage effortless. This level features two spacious, bright bedrooms and a cleverly designed extra small third bedroom with a bunk bed, perfect for children or guests. A full bathroom is also located on this floor. Upper Floor (Living Area): The staircase leads you to the bright, open-plan living room, where a cozy fireplace serves as the heart of the home for cooler evenings. From the lounge, you step out onto the second terrace to enjoy expansive, peaceful views of the mountains. This floor also hosts the kitchen and a second bathroom for added convenience. Community Amenities The apartment is part of a well-maintained urbanization where that holiday feeling is always present: Large communal swimming pool surrounded by lush greenery. Padel and tennis courts for sports enthusiasts. A secure, quiet, and friendly environment. About Benahavís: The Jewel of the Costa del Sol Benahavís is more than just a village; it is famously known as the "Dining Room of the Costa del Sol" due to its incredible concentration of top-tier restaurants and authentic tapas bars. Location: The charming, whitewashed village center is within walking distance. Enjoy easy access to local bakeries, picturesque squares, and world-class dining. Nature & Sport: Nestled at the foot of the Sierra de las Nieves, it is a paradise for hikers and golfers alike, with some of Spain's best golf courses just minutes away. Accessibility: While you enjoy an oasis of peace, the glamour of Marbella and Puerto Banús is only a 15-minute drive away. In short: A move-in-ready apartment with character, ample sleeping capacity, and a prime location in one of Andalusia’s most prestigious villages.

**Setting**
- ✔ Village
- ✔ Mountain Pueblo
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ East Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool
- ✔ Childrens Pool

**Climate Control**
- ✔ Fireplace

**Views**
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views

**Features**
- ✔ Private Terrace
- ✔ Paddle Tennis
- ✔ Double Glazing

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Parking**
- ✔ Street Parking

**Category**
- ✔ Holiday Homes
- ✔ Investment