EK
ARBAT ESTATES

Sales - Apartment - Benahavís

525.000€

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Ref.-ID: R5428021 | **Benahavís** | **Apartment**

Community: 2,640 EUR / year | **IBI: 259 EUR / year** | **Rubbish: 18 EUR / year** | **2** | **2.5** | **105 m2**

Situated in the highly desirable area of Cumbre de Los Almendros, one of the most peaceful residential enclaves near Benahavís, this spacious first-floor apartment combines privacy, comfort, and spectacular panoramic views. Set just below the Monte Halcones commercial centre in the tranquil Puerto del Almendro urbanisation, the property is located within a secure and impeccably maintained gated community, offering a serene lifestyle only minutes from the coast. The beaches, San Pedro, and the amenities of Benahavís are all within easy reach, while shops, cafés, and restaurants are just a short walk away. Filled with natural light throughout, the apartment offers a generous open-plan living and dining area with a charming working fireplace, creating a warm and inviting atmosphere. Large doors lead onto a partially covered terrace, where breathtaking views stretch across the Mediterranean Sea to Gibraltar and the African coastline. The independent fully fitted kitchen is thoughtfully designed with extensive workspace and abundant storage, ideal for both daily living and entertaining. The property features two spacious double bedrooms, both with en-suite bathrooms and fitted wardrobes. The master suite enjoys direct access to the terrace, allowing you to wake up to uninterrupted sea views. A guest toilet adds further convenience for visitors. Additional features include hot and cold air conditioning, a private parking space, and a storage room in the underground garage. Residents of this exclusive community enjoy beautifully landscaped mature gardens and a sun-drenched swimming pool, with many year-round residents contributing to the secure and welcoming atmosphere. This is an excellent opportunity to acquire a quality apartment in Cumbre de Los Almendros, near Benahavís, in one of the most sought-after areas on the Costa del Sol. Ideal as a permanent residence, a stylish holiday home, or a high-demand rental investment, this charming property offers timeless appeal in an exceptional location.

Setting
- ✔ Close To Golf

Orientation
- ✔ South Facing

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Marble Flooring

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Alarm System

Parking
- ✔ Communal Parking