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Sales - Apartment - Benahavís

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Ref.-ID: R5503018 **Benahavís** **Apartment**

Community: 10,572 EUR / year **IBI: 707 EUR / year** **Rubbish: 72 EUR / year** **4** **3.5** **284 m2** **180 m2**

A particularly valuable feature of this property is its existing tourist rental licence, offering buyers the opportunity to explore holiday rental income alongside personal use. This makes the duplex especially attractive both as a luxurious second home and as an investment property on the Costa del Sol. Largest Ground-Floor Duplex in Marbella Club Hills – 235 m² Built Interior This spacious ground-floor duplex is located in Marbella Club Hills, Benahavís, and is the largest ground-floor duplex in the development, offering 235 m² of built interior space (284 m² in total including terraces) over two levels. The property has approximately 180 m² of garden for exclusive use and 49 m² of terraces, with panoramic views towards the Mediterranean Sea, Gibraltar and the African coastline. The property currently offers 4 bedrooms, 3 en-suite bathrooms, a guest toilet and 2 additional rooms. One of the main advantages of this particular unit is that the rear part of the main living level has already been developed and incorporated into the property. This area provides two additional rooms and significantly more usable interior space than the standard units within the development. The main level features a spacious open-plan living and dining area with direct access to the terrace and private garden. Large windows provide plenty of natural light and open views towards the sea. The open-plan kitchen is fully fitted and integrated into the living area. Also on this level is the master bedroom with an en-suite bathroom including a bathtub and separate shower, as well as access to a covered terrace with sea views. A further room on this floor can be used as a bedroom, office or guest room. The lower level comprises two additional bedrooms, both with their own en-suite bathrooms. The exclusive-use garden of approximately 180 m² and the 49 m² of terraces provide generous outdoor space for dining, entertaining and relaxing. The size and layout of the property offer considerably more indoor and outdoor space than many other apartments within the development. Marbella Club Hills is a modern residential development in Benahavís, surrounded by nature and close to Marbella Club Golf Resort, Los Arqueros Golf and Villa Padierna Golf Club. The development offers excellent communal facilities including a swimming pool, gym, sauna and Turkish bath/hammam. The property also includes 2 private parking spaces and a storage room. Puerto Banús is approximately 20 minutes away by car, while Marbella Old Town can be reached in approximately 25 minutes. Key Features: • Largest ground-floor duplex in Marbella Club Hills • 235 m² built interior (284 m² total built) • Approximately 180 m² exclusive-use garden • Approximately 49 m² of terraces • 4 bedrooms • Tourist licence VFT/MA/43595 • 3 en-suite bathrooms • Guest toilet • 2 additional developed rooms • Distributed over two levels • Open-plan kitchen and living area • Panoramic sea, Gibraltar and Africa views • 2 private parking spaces • Private storage room • Communal swimming pool • Gym, sauna and Turkish bath/hammam • Approximately 20 minutes from Puerto Banús • Approximately 25 minutes from Marbella Old Town

Setting
- ✔ Close To Golf

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Port Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Double Glazing
- ✔ Basement

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Alarm System

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Luxury