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Sales - Apartment - Benahavís

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Ref.-ID: R5543341 **Benahavís** **Apartment**

Community: 3,804 EUR / year **IBI: 545 EUR / year** **Rubbish: 20 EUR / year** **3** **2** **114 m2**

Contemporary 3-Bedroom Ground Floor Apartment with Expansive Private Terrace | Botanic, Benahavís Set within the exclusive and peaceful residential enclave of Botanic in Benahavís, this stylish ground-floor apartment offers an exceptional blend of modern design, generous outdoor living, and natural tranquility. Completed in 2018 by the renowned developer Taylor Wimpey, the community is celebrated for its sleek contemporary architecture, lush vertical gardens, and high energy efficiency. The Residence Designed for effortless modern living and seamless indoor-outdoor flow, the home features: Spacious Living & Dining Area: A bright, open-plan layout framed by floor-to-ceiling glass doors that welcome abundant natural light throughout the day. 70 m² Private Terrace: The true highlight of the property. Exceptionally large and completely secluded (not overlooked), this space is tailored for al fresco dining, entertaining guests, or lounging in full privacy against a scenic mountain backdrop. 3 Generous Bedrooms: Quiet, well-appointed bedrooms with fitted wardrobes, including a primary suite with direct access to the terrace. 2 Contemporary Bathrooms: Finished with high-quality fixtures, clean lines, and walk-in showers. Modern Fully Fitted Kitchen: Sleek minimalist cabinetry equipped with premium integrated appliances. Lifestyle, Golf & Nature Positioned in the foothills of the Serranía de Ronda, Botanic is a paradise for outdoor and sports enthusiasts: Golfer’s Haven: Surrounded by several of the Costa del Sol’s most prestigious golf courses, including Los Arqueros, La Quinta, El Higueral, and Atalaya. Active Outdoor Living: Step straight out into nature with direct access to scenic hiking routes, trail running, and renowned road cycling and mountain biking paths across the Benahavís mountains. Peaceful Community: A gated, secure complex with beautifully manicured native gardens, walking paths, and pristine communal swimming pools. Prime Location & Connectivity While enjoying total peace and seclusion, you remain just minutes from the vibrant hubs of the coast: San Pedro de Alcántara & Beaches: ~10 minutes Benahavís Village (renowned gastronomic capital of Andalusia): ~10 minutes Puerto Banús & Marbella: ~15 minutes Estepona Town & Marina: ~15–20 minutes Málaga International Airport: ~45 minutes via the AP-7 / A-7 motorway Key Property Summary Type: Ground Floor Apartment Bedrooms: 3 Bathrooms: 2 Terrace: 70 m² (Private & Secluded) Year Built: 2018 (Taylor Wimpey) Setting: Gated Community, Golf & Nature Proximity, Quiet Residential Area

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

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone

Parking
- ✔ Underground Parking

Utilities
- ✔ Electricity
- ✔ Solar water heating

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale