















## Ground Floor Apartment in Benahavís

Benahavís

€ 629.000

	Estate type:	<b>apartment</b>		Area:	<b>127 m2</b>
	Terrace:	<b>78 m2</b>		Number of bathrooms:	<b>2</b>
	Number of bedrooms:	<b>3</b>		Garage:	<b>Yes</b>
	Pool:	<b>Yes</b>		Plot:	<b>140 m²</b>
	Air conditioning:	<b>Yes</b>		Television:	<b>No</b>
	Close to golf courses:	<b>No</b>		Wi-Fi:	<b>Yes</b>

Superb and spacious 127m<sup>2</sup> ground-floor apartment. It features two terraces totaling 78m<sup>2</sup>, partially covered (perfect for year-round enjoyment), with direct access to the 140m<sup>2</sup> communal garden and offering beautiful views of the sea and Gibraltar.

Being a corner unit, it enjoys optimal natural light thanks to its three façades and its South/SouthWest orientation.

The entrance opens onto a spacious living area with a fully equipped open-plan kitchen, complemented by a utility room.

The very large master suite opens directly onto the terrace and includes a workspace, large wardrobes, and an en-suite bathroom with both bathtub and walk-in shower.

The two additional bedrooms have built-in wardrobes and share a shower room.

Designed for year-round comfort, the apartment is equipped with underfloor heating in every room and reversible hot/cold air conditioning.

Located in a secure residence with 24/7 security, residents can enjoy beautiful tropical gardens, four swimming pools (including a stunning infinity pool heated to 27°C) as well as, soon, a gym and a social/co-working area.

A private underground parking space and an 8m<sup>2</sup> storage room, both accessible by lift, complete the property.

The apartment is sold fully furnished and equipped, ready to move in or rent out immediately.

Located in the exclusive municipality of Benahavís, ideally positioned between Marbella and Estepona, it is only 6 minutes from shops, 10 minutes from the beaches, and 49 minutes from Málaga Airport. Golf enthusiasts will appreciate the six internationally renowned courses within 6–9 minutes by car.

Whether you are looking for a peaceful main residence, a sunny pied-à-terre, or an investment opportunity, this property has it all!



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