

**Sales - Apartment - Benahavís**  
**265.000€**



**Ref.-ID: MIBGR5362114**

**Benahavís**

**Apartment**

**Community: 1,140 EUR / year**

**IBI: 200 EUR / year**

**Rubbish: 18 EUR / year**



**2**



**1**



**60 m2**

Live in style in this modern, open-plan 2-bedroom apartment located in the heart of Benahavís, one of Andalusia's most charming and picturesque mountain villages. This contemporary 60 m<sup>2</sup> home offers two bedrooms, one full bathroom and a separate guest toilet, and is sold fully furnished. The property is ready to move into or rent immediately and benefits from an existing holiday rental licence, making it an excellent investment opportunity. Large patio-style windows and high ceilings allow plenty of natural light throughout the apartment, creating a bright and welcoming living space. Neutral decoration throughout this home, providing the new owner an easy blank canvas to design to their own taste. Situated on the first floor with lift access, the property includes one secure underground parking space, with additional free parking nearby for guests or a second vehicle. A highlight of the development is the rooftop communal swimming pool, offering panoramic views over the picturesque village and surrounding mountains — the perfect spot to relax and enjoy the Andalusian lifestyle. The apartment features rustic marble flooring throughout, quality furnishings and air conditioning for year-round comfort. The location is unbeatable, with shops, bars and Benahavís' renowned restaurants all within walking distance. As a registered resident (padrón) with Benahavís council, owners enjoy free access to local amenities, including the golf driving range, tennis courts and paddle tennis facilities. The development is well managed, with an active community committee where decisions are made collectively, ensuring the building is well maintained and properly managed. An ideal permanent residence, holiday home or rental investment, located just 20 minutes from Puerto Banús and 15 minutes from the beaches of San Pedro Alcántara.

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|--|---|--|---|---|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Country</li> <li>✓ Village</li> <li>✓ Mountain Pueblo</li> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Forest</li> </ul>     | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ North East</li> </ul>  | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>   | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Country</li> <li>✓ Urban</li> <li>✓ Street</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Paddle Tennis</li> <li>✓ Tennis Court</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>   | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Entry Phone</li> </ul>  | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> </ul>  |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>   | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Bargain</li> <li>✓ Investment</li> <li>✓ Reduced</li> <li>✓ Resale</li> </ul> |  |   |   |  |