

**Sales - Apartment - Benahavís**  
**535.000€**



**Ref.-ID: MIBGR5389636**

**Benahavís**

**Apartment**

**Community: 3,288 EUR / year**

**IBI: 390 EUR / year**

**Rubbish: 18 EUR / year**



**2**



**2**



**90 m2**

Ground-floor apartment with private garden and open views Magnificent ground-floor apartment with an east-facing orientation, ideal for enjoying natural morning light and pleasant outdoor spaces throughout the year. The property features 2 bedrooms and 2 bathrooms, a comfortable and functional layout, and a private garden that provides privacy, space, and an excellent connection between the indoor and outdoor areas. One of its main highlights is the semi-covered porch with open views, perfect for creating a lounge area, outdoor dining space, or relaxing corner. In addition, it offers a generously sized rear patio, a versatile area with multiple possible uses, from a family leisure space to a landscaped area or an additional private terrace. Located within a gated community with security, the complex offers a peaceful, well-maintained, and exclusive setting. Its excellent communal facilities include an indoor pool, a heated indoor pool, and a gym, all designed to provide comfort and well-being without leaving the development. Key features • Ground-floor apartment with east-facing orientation. • 2 bedrooms and 2 bathrooms. • Private garden and spacious rear patio. • Semi-covered porch with open views. • Gated community with security. • Indoor pool and heated indoor pool. • Communal gym.

**Setting**

- ✓ Suburban
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Tennis Court
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced

mobility

- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

**Category**

- ✓ Luxury
- ✓ Resale

**Orientation**

- ✓ East
- ✓ West

**Furniture**

- ✓ Optional

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Indoor
- ✓ Heated
- ✓ Children`s Pool

**Garden**

- ✓ Communal
- ✓ Private
- ✓ Easy Maintenance

**Climate Control**

- ✓ Air Conditioning

**Parking**

- ✓ Garage

**Views**

- ✓ Mountain
- ✓ Panoramic
- ✓ Garden

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water