## Sales - Apartment - Benahavís

# 695.000€

**Ref.-ID: MIBGR5512897** **Benahavís** **Apartment**

**Community: 3,900 EUR / year** **IBI: 530 EUR / year** **Rubbish: 18 EUR / year** **3** **2** **196 m2** **60 m2**

BENAHAVÍS, RESERVA DE ALCUZCUZ, LOS ARQUEROS Exceptional opportunity to own the only ground-floor corner apartment in Botanic with a wonderful garden and panoramic views of the Mediterranean Sea. Ideally located in the prestigious Reserva de Alcuzcuz, Benahavís, close to Los Arqueros Golf & Country Club and La Zagaleta, this exceptional apartment offers a rare combination of contemporary luxury, privacy and natural beauty. Imagine enjoying this exceptional three-bedroom property, featuring a spacious, sun-drenched terrace, a beautifully maintained private-use garden, and breathtaking panoramic views of the Mediterranean Sea and the communal swimming pool. Whether you are seeking a stylish holiday home, a comfortable permanent residence, or a sound investment opportunity, this property offers an enviable lifestyle in one of the Costa del Sol’s most sought-after residential locations. Contemporary Living with Seamless Indoor-Outdoor Flow. The bright, open-plan living and dining area opens directly onto the generous terrace, creating a natural extension of the interior living space. From here, you can enjoy the sunshine, garden surroundings and beautiful sea views, making it ideal for relaxing, dining outdoors or entertaining family and friends. The garden is for the exclusive use of the apartment, while its maintenance is taken care of by the community's professional gardening team, allowing you to enjoy the outdoor space without the usual upkeep. The fully fitted modern kitchen comes equipped with premium appliances and benefits from a separate laundry room, combining contemporary design with everyday practicality. Three Bedrooms and Two Modern Bathrooms. The spacious master bedroom features fitted wardrobes, an elegant en-suite bathroom and direct access to a private terrace. Two additional guest bedrooms share a contemporary family bathroom, making the apartment ideal for family living or accommodating visitors. Botanic is an exclusive gated development designed around the beauty of nature. Its landscaped tropical gardens, vertical greenery and green corridors create a peaceful setting, complemented by two communal swimming pools. Inspired by the botanical diversity of the five continents, the development incorporates more than 500 metres of pedestrian walkways, allowing residents to enjoy a distinctive natural environment throughout the community. Features and Amenities - Three bedrooms and two bathrooms - Elevated ground-floor corner position - Awnings on the terrace for extra privacy - Spacious sunny terrace with panoramic Mediterranean Sea views - Private-use garden maintained by the community gardeners - Views of the communal swimming pools - Fully fitted kitchen with premium appliances - Separate laundry room - Underground parking space - Private storage room - Hot and cold air conditioning - Water purifier in the kitchen - Installed alarm system - Electric blinds - Gated community with tropical gardens and two swimming pools Why Choose Benahavís? Situated within the prestigious Marbella–Benahavís–Estepona Golden Triangle, Benahavís combines beautiful natural surroundings with an exclusive residential lifestyle. The municipality is renowned for its attractive mountain scenery, quality public services and generally favourable local property taxation. Despite its peaceful setting, the location offers excellent access to the coast and surrounding amenities: - 5 minutes: Shops and restaurants - 10 minutes: The beach - 12 minutes: Puerto Banús - Nearby: Los Arqueros Golf & Country Club and La Zagaleta Combining an exceptional corner position, panoramic sea views, a private-use garden and the privacy of an elevated ground floor, this apartment stands out as a particularly desirable property within Botanic. An ideal choice for those seeking contemporary Mediterranean living, tranquillity and long-term investment potential in the heart of Benahavís.

**Setting**
- ✔ Close To Golf
- ✔ Close To Town
- ✔ Close To Forest
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

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

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Underground Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

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