Sales - Apartment - Benahavís

630.000€

Ref.-ID: MIBGR5519893 **Benahavís** **Apartment**

Community: 5,760 EUR / year **2** **2** **119 m2**

Two-bedroom, two-bathroom apartment in Hoyo 19, a gated community inside Los Flamingos Golf in Benahavís, with panoramic views over the golf course to the Mediterranean and the mountains. The apartment has 119 m² built (85 m² usable) and opens onto a 37 m² private terrace facing the fairway, the place for breakfast, sunset drinks and long evenings outside. Inside, the living and dining area is bright and open, the kitchen is fully fitted, and both bedrooms have fitted wardrobes. Air conditioning with heat pump throughout. It comes with two underground parking spaces and a private storage room. The property has a holiday rental licence (VUT/MA/88693) and a proven rental track record of more than €40,000 gross per year, so it works just as well as an investment as it does as a home. Hoyo 19 is a gated community with 24-hour concierge and security, five communal swimming pools set in landscaped tropical gardens, a putting green and a padel court with panoramic views of the mountains and the sea, over the golf course to the Villa Padierna Palace hotel, plus lift access to every floor. Los Flamingos is one of the most sought-after addresses on the Costa del Sol: championship golf, the five-star Anantara Villa Padierna Palace hotel next door, and the beaches and restaurants of Marbella and Estepona a few minutes' drive away.

Setting
- ✔ Frontline Golf
- ✔ Close To Golf
- ✔ Close To Shops

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

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

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Paddle Tennis
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Golf
- ✔ Luxury