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Sales - Apartment - Benahavís

540.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

Ref.-ID: MIBGR5252716 **Benahavís** **Apartment**

Community: 2,196 EUR / year **IBI: 303 EUR / year** **Rubbish: 35 EUR / year** **2** **2** **106 m2**

An elegant apartment located in the modern Riverside residential complex in the prestigious area of Benahavís. It is an excellent choice for both comfortable living and a solid investment. The surrounding area offers children’s playgrounds, padel, football and basketball courts, as well as a school directly opposite the complex. The property is also a very attractive investment opportunity, as rental demand in this area remains stable throughout the year. A valid tourist licence is in place, making it ideal for generating rental income. The new Riverside complex stands out for its contemporary and refined architecture. During the summer season, residents can enjoy a large swimming pool supervised by a lifeguard, providing additional safety and comfort. The complex also features beautifully landscaped green areas for relaxation. Its location is particularly convenient—just 500 metres from the charming old town of Benahavís, where restaurants, shops, schools and all essential services are easily accessible. The residence is equipped with a full video surveillance system and a modern access control system connected to a dedicated mobile app. When someone rings the doorbell, you can see and speak to the visitor in real time, even when you are not at home, and remotely open the door for deliveries or guests. The apartment is situated in the inner part of the complex, offering stunning views from all rooms and spectacular mountain views from the terrace. It has been carefully designed with high-quality interior finishes and a well-thought-out layout. The living room features custom-made furniture and a television. Sliding doors elegantly and practically separate the living area from the bedroom. The kitchen has been renovated, and the apartment is fitted with modern lighting throughout. The bedrooms are spacious and include built-in wardrobes, while large windows provide abundant natural light. The property is sold fully furnished, with all furniture and equipment included in the sale price, making it a perfect turnkey option for immediate living or rental. The price includes an underground parking space and a storage room, both conveniently accessible by elevator. The apartment is located close to a park and the Guadalmina River, offering beautiful natural surroundings and walking trails. Puerto Banús and several prestigious golf courses are just a 15-minute drive away.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Schools

Orientation
- ✔ North West

Condition
- ✔ Excellent

Pool
- ✔ Communal

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain

Features
- ✔ Lift
- ✔ Storage Room

Furniture
- ✔ Fully Furnished

Garden
- ✔ Communal

Parking
- ✔ Communal