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Sales - Apartment - Benahavís

540.000€

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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, offering an excellent opportunity for both comfortable living and investment. The property benefits from a valid tourist rental licence, making it particularly attractive for generating rental income throughout the year. The surrounding area offers excellent facilities, including children's playgrounds, padel, football and basketball courts, with a school conveniently located directly opposite the complex. The contemporary residential development features a large outdoor swimming pool with lifeguard supervision during the summer season, beautifully landscaped gardens and green areas for relaxation. Its location is particularly convenient, just 500 metres from the charming old town of Benahavís, with its renowned restaurants, shops, schools and essential services. The complex is equipped with a comprehensive video surveillance system and modern access control connected to a dedicated mobile application. Residents can see and communicate with visitors in real time, even when away from home, and remotely open the entrance door for guests or deliveries. Situated in the inner part of the development, the apartment enjoys beautiful views from every room and spectacular mountain views from the terrace. The interior has been thoughtfully designed with quality finishes, contemporary lighting and a renovated kitchen. The living room features custom-made furniture and a television, while elegant sliding doors separate the living area from the bedroom. Both bedrooms are spacious, with fitted wardrobes and large windows allowing plenty of natural light. The property is sold fully furnished, including all furniture and equipment, offering a turnkey solution for immediate occupancy or rental. The purchase price includes an underground parking space and a private storage room, both conveniently accessible by lift. The apartment is ideally situated close to a beautiful park and the Guadalmina River, offering a natural setting with pleasant walking trails. Despite its peaceful surroundings, the property enjoys excellent connectivity, with Puerto Banús and several prestigious golf courses just approximately 15 minutes away by car. Combining modern architecture, excellent communal facilities, a valid tourist rental licence and a highly convenient location, this apartment represents an attractive opportunity on the Costa del Sol. All property information provided comes directly from the owner. The listing agent acts solely as an intermediary and cannot guarantee the accuracy or completeness of these details. Prospective buyers are encouraged to conduct their own due diligence to verify important information. Thank you for your understanding.

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

Orientation
- ✔ North West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views

Features
- ✔ Lift
- ✔ Storage Room

Furniture
- ✔ Fully Furnished

Garden
- ✔ Communal Garden

Parking
- ✔ Communal Parking