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Sales - Apartment - Benahavís

899.000€

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Ref.-ID: MIBGR5357659 **Benahavís** **Apartment**

Community: 4,380 EUR / year **IBI: 484 EUR / year** **Rubbish: 18 EUR / year** **2** **2** **112 m2**

This contemporary apartment is ideally located in the sought-after Aqualina development, in the heart of Nueva Andalucía's prestigious Golf Valley. Perfectly positioned, the property offers excellent connectivity—just minutes from the A-397 road to Ronda, with local commercial centres less than 5 minutes away. San Pedro town and the beach are approximately 10 minutes away, while Puerto Banús can be reached in under 15 minutes. The apartment features a spacious and light-filled living and dining area with an open-plan kitchen, fully equipped with high-quality Bosch and Miele appliances. Large sliding doors lead directly onto a sunny south-facing terrace, offering stunning panoramic sea views—perfect for relaxing or entertaining. This well-presented property comprises two bedrooms and two bathrooms, and benefits from individually controlled underfloor heating and air conditioning throughout, ensuring year-round comfort. The community offers excellent resort-style facilities, including two swimming pools, a children's pool, a fully equipped gym, Jacuzzi, sauna, and concierge service. An underground parking space is included, with pre-installation for an electric vehicle charging point. This apartment represents an ideal opportunity as a permanent residence, holiday home, or investment in one of Marbella's most desirable locations.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Panoramic Views
- ✔ Pool Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Jacuzzi
- ✔ Double Glazing

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Entry Phone

Parking
- ✔ Underground Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

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