

## Sales - Apartment - Benahavís

# 220.000€

**Benahavís**

**Apartment**

**Community: 444 EUR / year**

**IBI: 109 EUR / year**

**Rubbish: 18 EUR / year**



**2**



**1**



**54 m2**

Charming 2-Bedroom Apartment in the Heart of Benahavís Village The Property Discover this gem located in one of the most prestigious and sought-after white villages in Andalusia. This well-appointed 2-bedroom, 1-bathroom apartment offers a unique opportunity to own a property in Benahavís at an entry-level price point. The interior features a functional layout designed to maximize space and natural light. Both bedrooms are generously sized, providing a peaceful retreat after a day on the golf course or hiking the nearby mountain trails. The living area is cozy and inviting, perfect for those who prioritize location and the vibrant Mediterranean lifestyle over high-maintenance outdoor spaces. There is a private communal courtyard available to use. Investment Potential At 220,000, this property is a standout choice for savvy investors. Benahavís is known for its high demand and limited supply, ensuring: High Rental Yield: Perfect for long-term rentals to professionals working in the area or as a high-demand holiday base for hikers and foodies. Low Overhead: Without a terrace or private garden to maintain but with two small balconies, community fees and upkeep remain exceptionally manageable. Capital Growth: Benahavís remains one of the wealthiest municipalities in Spain, guaranteeing long-term value appreciation. The Lifestyle: Benahavís Village Living here means having the "Dining Room of the Costa del Sol" right at your doorstep. You are just seconds away from world-class restaurants, charming cafes, and essential services. Nature & Sport: Surrounded by 7 premium golf courses and the stunning Guadalmina River trails for canyoning and hiking. Convenience: Only a 10-15 minute drive to the glamour of Puerto Banús and the beaches of Marbella. Security & Prestige: Enjoy the safety and prestige of a village that combines traditional Spanish charm with modern luxury infrastructure. Key Features Prime Central Location: Walk to everything. Excellent Condition: Ready to move in or rent out immediately. Ideal "Lock-up-and-Go": Low maintenance and high security. Competitive Pricing: The most affordable 2-bedroom option currently on the market in the village center.

### Setting

- ✓ Town
- ✓ Village
- ✓ Mountain Pueblo
- ✓ Close To Golf
- ✓ Close To Shops

### Features

- ✓ Near Transport
- ✓ Satellite TV
- ✓ WiFi
- ✓ Double Glazing
- ✓ Fiber Optic

### Parking

- ✓ Street

### Orientation

- ✓ North East

### Furniture

- ✓ Optional

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

### Condition

- ✓ Good

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Bargain
- ✓ Cheap
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

### Views

- ✓ Mountain

### Security

- ✓ Safe

















