

**Ref.-ID: MIBGR5040520**

**Benahavís**

**Apartment**

**Community: 5,880 EUR / year IBI: 460 EUR / year**

**Rubbish: 18 EUR / year**



Welcome to this stunning property in the exclusive urbanization of La Alborada Homes in Benahavís. Completely renovated in 2022, this stylish apartment blends modern luxury, comfort, and a prime location with rental license already in place. With over 100 m<sup>2</sup> of interior space, it features 3 spacious bedrooms, 2 fully upgraded bathrooms with premium finishes, and a very private 45 m<sup>2</sup> sun-drenched terrace boasting panoramic views of surrounding mountains. Every detail has been carefully selected, including a designer kitchen equipped with Bosch appliances, a BORA hob with integrated extractor, and a high-end countertop. The living room is elegantly finished with Cavalli wallpaper, enhancing the luxurious feel of the space. The property includes 1 private underground parking space, access to a communal swimming pool reserved for residents, and a gym with views of the sea and golf course. Set in a peaceful location in the hills, it's just a 2-minute drive to San Pedro, 4 minutes to the beach, and only 6 minutes to the iconic Puerto Banús. A rental license is already in place, making it ideal both as a permanent home or a high-yield investment for short or long-term rentals.

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning

**Garden**

- ✓ Communal

**Orientation**

- ✓ North East

**Views**

- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Garden

**Security**

- ✓ Gated Complex

**Condition**

- ✓ Recently Renovated

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Storage Room
- ✓ Marble Flooring

**Parking**

- ✓ Private

**Pool**

- ✓ Communal

**Furniture**

- ✓ Fully Furnished







































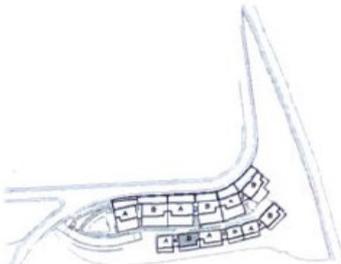




BENAHAVIS. MÁLAGA



	SUP. ÚTIL INT/EXT	
Estar + comedor	29.51 m <sup>2</sup>	int
Dormitorio principal	13.87 m <sup>2</sup>	int
Dormitorio 2	10.60 m <sup>2</sup>	int
Dormitorio 3	10.55 m <sup>2</sup>	int
Baño principal	5.38 m <sup>2</sup>	int
Baño secundario	3.79 m <sup>2</sup>	int
Cocina	9.05 m <sup>2</sup>	int
Distribuidor	6.43 m <sup>2</sup>	int
Tendedero	2.07 m <sup>2</sup>	int
Terraza	37.87 m <sup>2</sup>	ext



Superficie útil interior.	91.25 m <sup>2</sup>
Superficie construida interior.	106.90 m <sup>2</sup>
Superficie total construida (con zccc sin terrazas ni jardines).	128.39 m <sup>2</sup>
Superficie construida de terraza.	44.12 m <sup>2</sup>

