

Ref.-ID: MIBGR5040520

Benahavís

Apartment

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

Rubbish: 18 EUR / year



3



2



130 m2

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 m² of interior space, it features 3 spacious bedrooms, 2 fully upgraded bathrooms with premium finishes, and a very private 45 m² 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















































































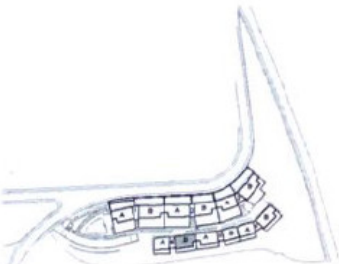








|                      | SUP. ÚTIL INT/EXT |     |
|----------------------|-------------------|-----|
| Estar + comedor      | 29.51 m²          | int |
| Dormitorio principal | 13.87 m²          | int |
| Dormitorio 2         | 10.60 m²          | int |
| Dormitorio 3         | 10.55 m²          | int |
| Baño principal       | 5.38 m²           | int |
| Baño secundario      | 3.79 m²           | int |
| Cocina               | 9.05 m²           | int |
| Distribuidor         | 6.43 m²           | int |
| Tendedero            | 2.07 m²           | int |
| Terraza              | 37.87 m²          | ext |



|  |           |
|--|-----------|
| Superficie útil interior.  | 91.25 m²  |
| Superficie construida interior.                                  | 106.90 m² |
| Superficie total construida (con zzcc sin terrazas ni jardines). | 128.39 m² |
| Superficie construida de terraza.                                | 44.12 m²  |

