



**Sales - Apartment - Estepona**  
**559.000€**

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**Ref.-ID: MIBGR5113768**

**Estepona**

**Apartment**

**Community: 2,820 EUR / year IBI: 800 EUR / year**

**Rubbish: 141 EUR / year**



**2**



**2**



**157 m<sup>2</sup>**

Discover this elegant ground floor apartment that perfectly combines space, comfort and an unbeatable location in one of the most sought-after developments in Benahavís. The property features a bright open-plan living and dining area with direct access to a sunny southwest-facing terrace and a private garden, creating the ideal spot to relax, host dinners al fresco or enjoy quality time with family and friends. It offers two spacious bedrooms and two modern bathrooms, including a generous master suite with en-suite bathroom and direct access to the terrace, providing both privacy and a light-filled atmosphere. The fully fitted kitchen includes a convenient separate laundry area, while additional features such as hot and cold air conditioning and underfloor heating in the bathrooms ensure year-round comfort. Living in Benatalaya means enjoying an exclusive lifestyle surrounded by beautifully maintained tropical gardens, several outdoor swimming pools, a heated indoor pool, a fully equipped gym, sauna and spa area, all within a secure gated community with 24-hour security. The location is second to none: just 10 minutes from Puerto Banús, 15 minutes from Marbella and Estepona, and 50 minutes from Málaga Airport, with beaches, golf courses, schools, restaurants and all essential services just a short distance away. This apartment is the perfect choice as a permanent residence, a holiday home or a profitable investment, offering the highest quality of life in a privileged setting on the Costa del Sol. A true gem in Benahavís, ready to captivate you from the very first visit.

**Setting**  
✓ Close To Shops  
✓ Close To Schools

**Orientation**  
✓ South West

**Condition**  
✓ Excellent

**Pool**  
✓ Communal

**Climate Control**  
✓ Air Conditioning

**Views**  
✓ Garden

**Features**  
✓ Covered Terrace  
✓ Lift  
✓ Fitted Wardrobes  
✓ Private Terrace  
✓ Utility Room  
✓ Double Glazing

**Furniture**  
✓ Fully Furnished

**Kitchen**  
✓ Partially Fitted

**Garden**  
✓ Private

**Security**  
✓ Gated Complex  
✓ 24 Hour Security

**Parking**  
✓ Communal



























