

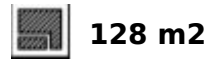
**Ref.-ID: MIBGR5320444**

**Benahavís**

**Apartment**

**Community: 4,560 EUR / year**

**IBI: 460 EUR / year**



If you are looking for a private retreat where privacy and views take center stage, this corner ground-floor apartment is your property. Positioned in a prime spot within the complex, it stands out for its private garden and a glass-enclosed terrace that functions as a second living room overlooking the sea—guaranteeing spectacular sunsets. With three spacious bedrooms and a fourth flexible room, plus 2 full bathrooms, the property combines functionality and understated luxury. The open-plan kitchen is fully equipped. Central air conditioning and underfloor heating ensure optimal comfort all year round. It also includes underground parking and a storage room. The gated community offers a secure environment with 24-hour security and concierge service, as well as a resort-style lifestyle with multiple swimming pools (one heated), gym, bar, and beautifully landscaped gardens with fountains and ponds. A smart investment in Benahavís, one of the most sought-after and exclusive areas on the Costa del Sol. The Abbreviated Information Document (DIA) is available upon request. The price includes agency fees and the VAT applicable to them (payable by the seller). It does not include the buyer's costs: Transfer Tax (ITP - general rate of 7%; reduced rates of 3.5%, 1.2% or 1% depending on the buyer's profile), Notary, Land Registry and conveyancing/administration fees. 7206-CN1.

**Orientation**

- ✓ South West

**Pool**

- ✓ Communal
- ✓ Heated

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ U/F Heating

**Features**

- ✓ Covered Terrace
- ✓ Gym
- ✓ Storage Room
- ✓ Wood Flooring
- ✓ Access for people with reduced mobility

**Furniture**

- ✓ Not Furnished

**Kitchen**

- ✓ Fully Fitted

**Security**

- ✓ 24 Hour Security

**Parking**

- ✓ Garage

**Utilities**

- ✓ Drinkable Water















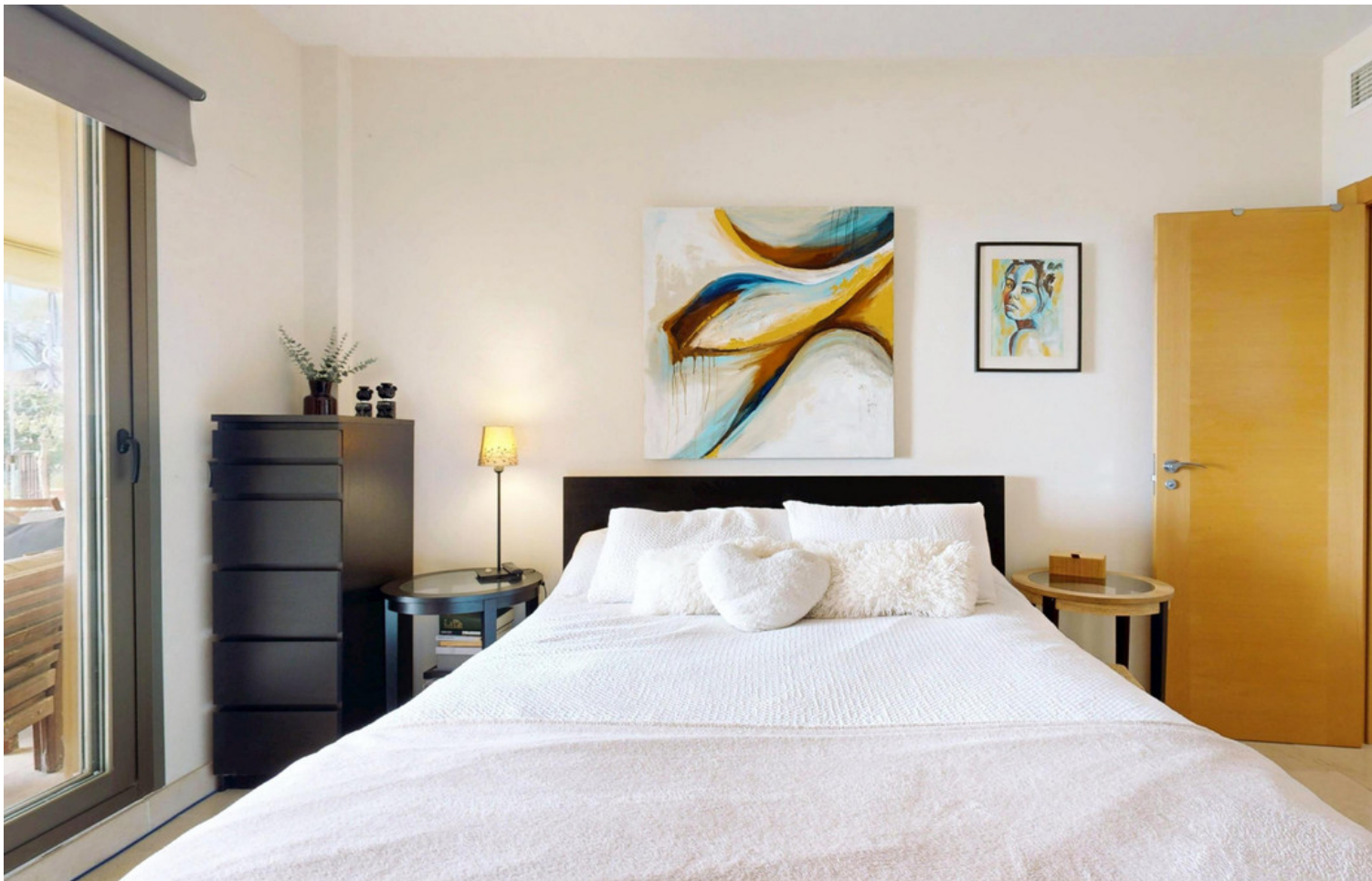


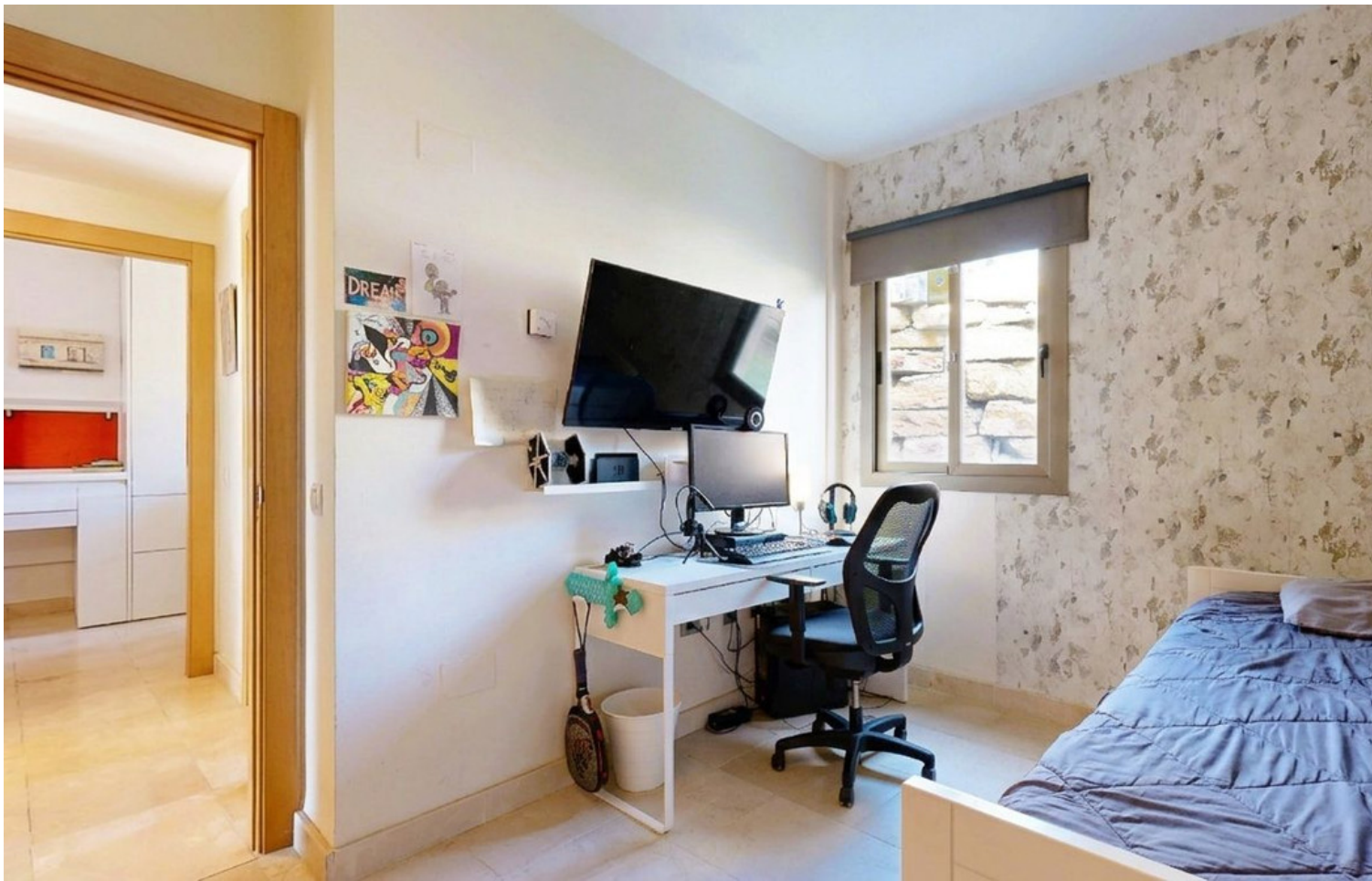








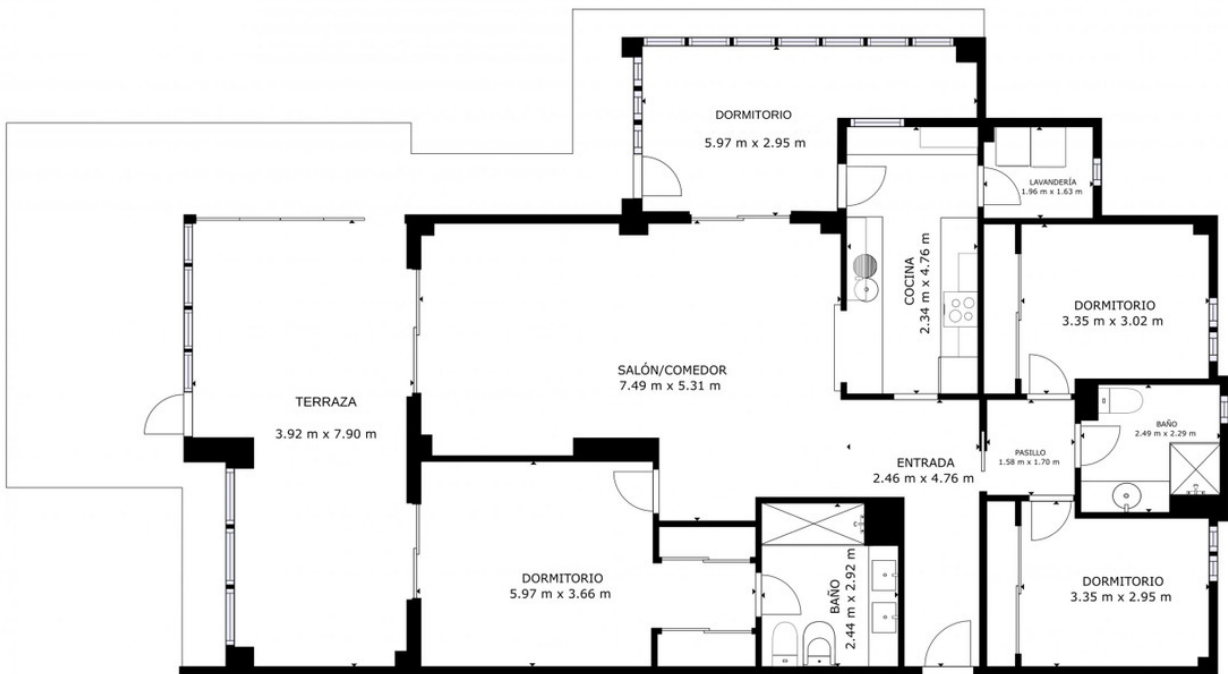












ÁREA INTERNA BRUTA  
 PLANTA 1: 162,87 m<sup>2</sup>  
 ÁREAS EXCLUIDAS; PATIO: 36,08 m<sup>2</sup>  
 TOTAL: 162,87 m<sup>2</sup>  
 LOS TAMAÑOS Y LAS DIMENSIONES SON APROXIMADAS Y PUEDEN VARIAR EN ALGUNOS CASOS.

