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Sales - Apartment - Benahavís

950.000€

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Ref.-ID: MIBGR5360644 **Benahavís** **Apartment**

Community: 11,268 EUR / year **IBI: 836 EUR / year** **Rubbish: 18 EUR / year**

 **3**

 **3.5**

 **213 m2**

 **400 m2**

Key Highlights: - Exceptional Space: 213m² total + 74m² terraces - Stunning 400m² South-facing Garden with panoramic views of the Andalusian hills and the Sea - Absolute Comfort: Peace, privacy, and functionality - High-end Finishes: Independent climate control in every room, underfloor heating in bathrooms, high ceilings, guest toilet, oversized windows, ample storage, and more - Premium Amenities: 2 underground parking spaces, storage room, elevator, gated and secure community with heated pool, gym, spa... Located in the heart of the exclusive Marbella Club Hills estate, this 3-bedroom duplex garden apartment offers a rare lifestyle: the feeling of a private villa combined with the security and convenience of a luxury residence. Sold fully furnished, this property is ready for immediate move-in. From the moment you enter, you will be captivated by the generous volumes (161m² of living space) and the abundance of natural light. The main level centers around a vast 74m² living area where the lounge, dining room, and modern kitchen blend perfectly. Large floor-to-ceiling windows flood the interior with light throughout the day while offering magnificent views of the surrounding hills and the Mediterranean. The property also boasts a magnificent 400m² private-use garden bathed in sunshine, along with several terraces, covered and open, ideal for sunny mornings, alfresco lunches, summer evenings with family and friends, or simply enjoying in the fresh air. The spacious master suite, located on this level, allows you to wake up to Sea views. It features large built-in wardrobes and direct access to the terrace and garden. On the lower floor, two large bedrooms each feature extensive wardrobes and their own en-suite bathrooms, ensuring independence, privacy, and comfort for family or guests. Both rooms open onto a patio with garden access. The technical specifications match the architectural standards: aerothermal energy, independent air conditioning per room, underfloor heating in bathrooms, mosquito screens, premium finishes, and excellent energy efficiency (B and C). The property includes two underground parking spaces and a storage room, all accessible by elevator. A Prestigious and Exclusive Environment: Marbella Club Hills is renowned for its exclusivity, elegant architecture, and unique blend of modern design and Andalusian charm. The North Club offers an outdoor heated pool, a fully equipped gym, a petanque court, a social area, a spa, and a hammam for relaxation. The future South Club (Phases II & III) will include an indoor pool, a gym, a social/co-working space, and outdoor sports facilities including tennis and padel courts. With only 6% of the land dedicated to construction, the community, surrounded by nature, guarantees absolute privacy and incomparable tranquility, while the gated entrance ensures total peace of mind. Located in Benahavís, in the exclusive enclave between the renowned Marbella Club Golf Resort and the iconic Anantara Villa Padierna Palace, this exceptional property is just 20 minutes from Estepona, 30 minutes from Marbella town center, and 55 from Málaga International Airport. The private garden, generous proportions, and pervasive light create a soothing living environment, perfect as a primary residence or a holiday retreat. Don't miss this unique opportunity to own a piece of paradise: contact us today to arrange a viewing!

Setting
- Close To Golf
- Urbanisation

Orientation
- South East Orientation
- South Facing

Condition
- Excellent Condition

Pool
- Communal Pool
- Heated Pool
- Childrens Pool

Climate Control
- Air Conditioning
- Hot A/C
- Cold A/C
- U/F/H Bathrooms

Views
- Sea Views
- Mountain Views
- Country Views
- Panoramic Views
- Garden Views

Features
- Covered Terrace
- Lift
- Fitted Wardrobes
- Private Terrace
- WiFi
- Gym
- Sauna
- Storage Room
- Ensuite Bathroom
- Wood Flooring
- Disabled Access
- Double Glazing
- Fiber Optic

Furniture
- Fully Furnished

Kitchen
- Fully Fitted Kitchen

Garden
- Communal Garden
- Private Garden
- Landscaped Garden
- Easy Maintenance Garden

Security
- Gated Complex
- Entry Phone
- 24 Hour Security

Parking
- Underground Parking
- Multiple Parking Spaces
- Private Parking

Utilities
- Electricity
- Drinkable Water

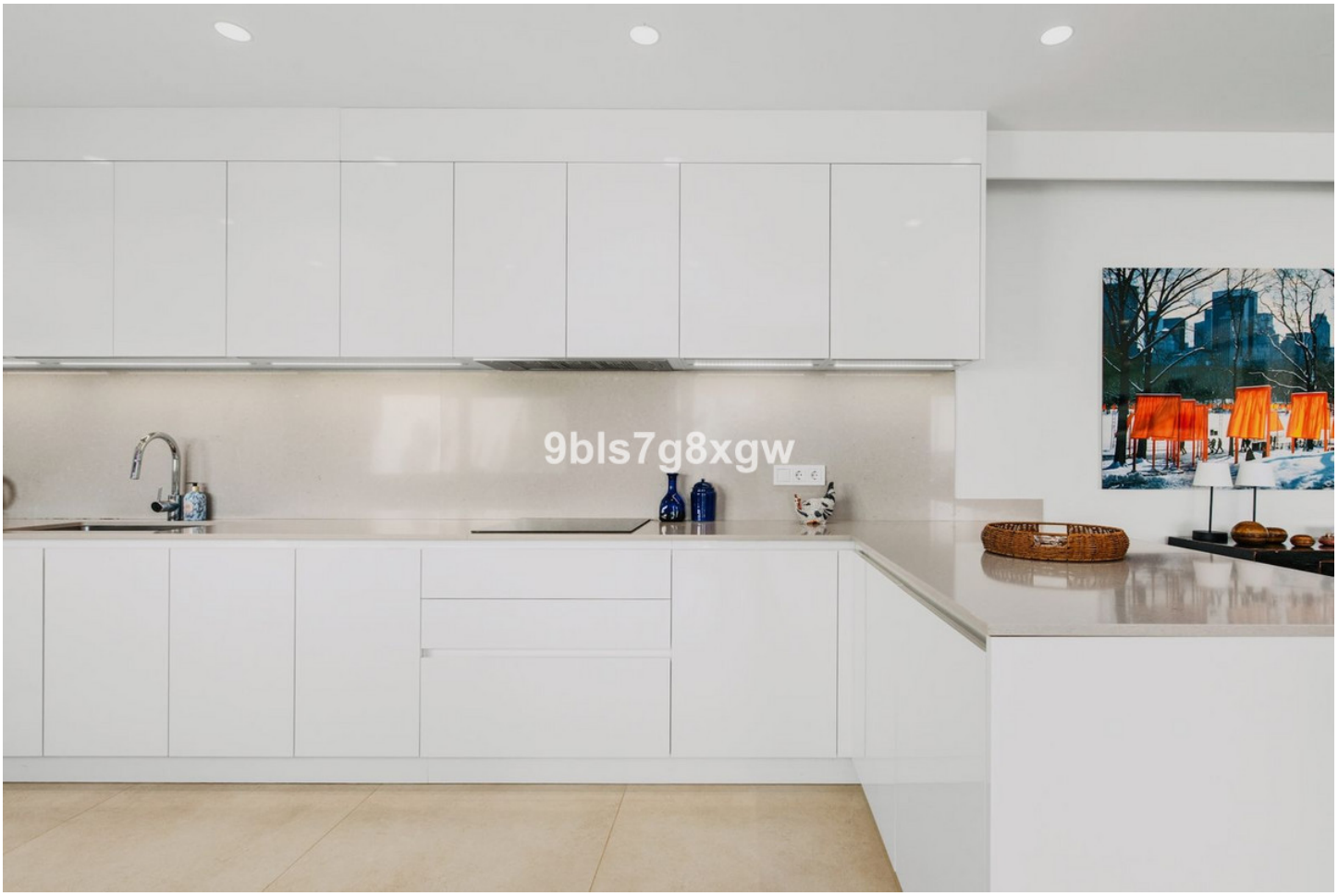
Category
- Golf
- Holiday Homes
- Investment
- Luxury
- Resale
- Contemporary










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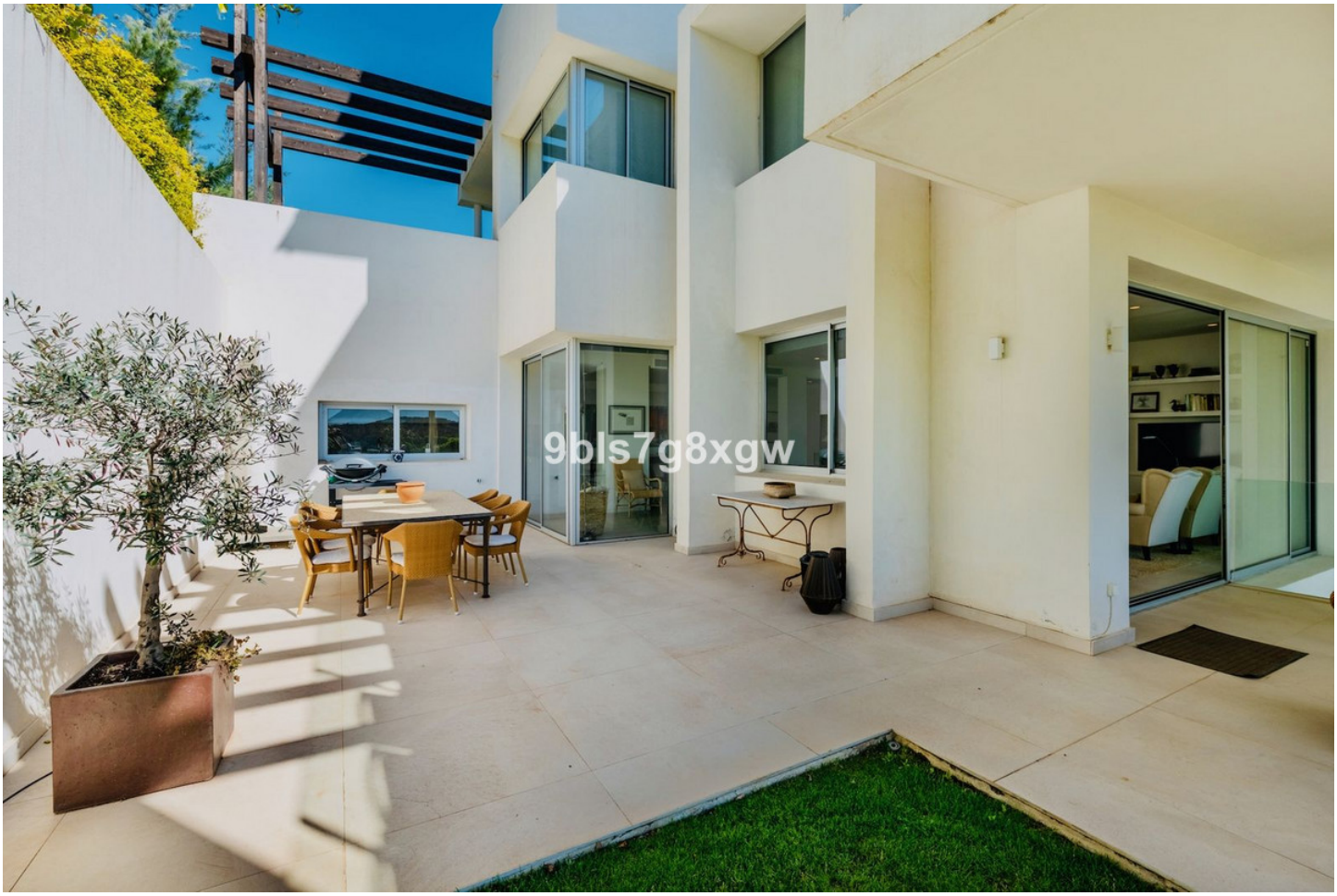

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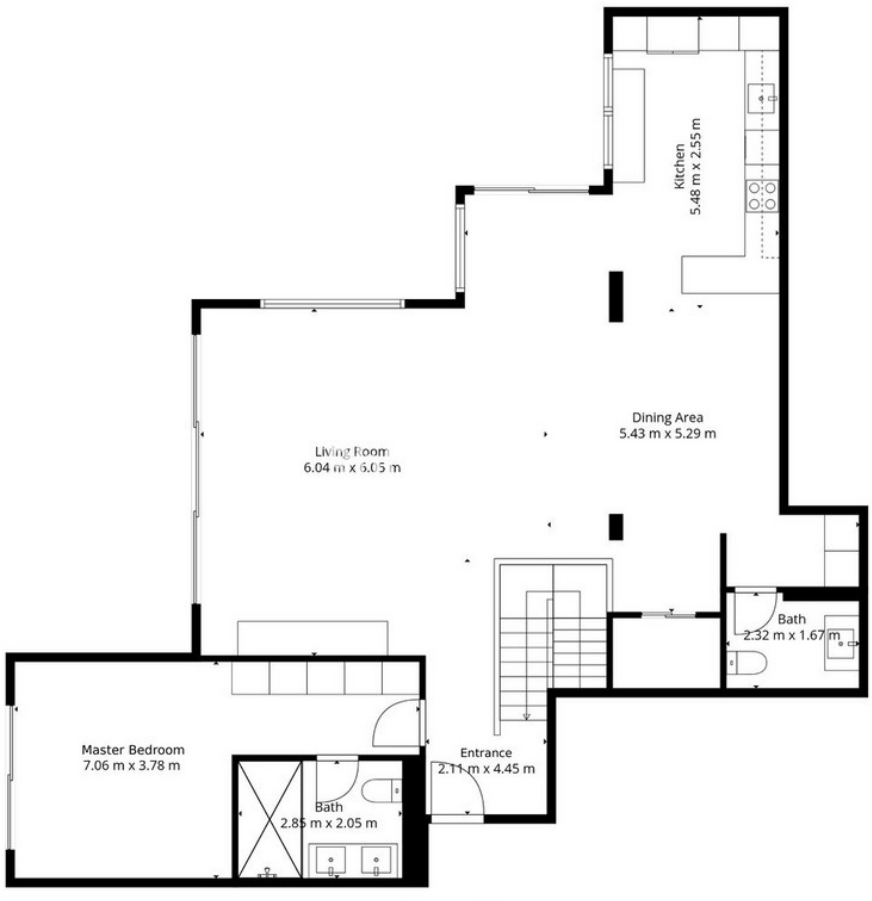




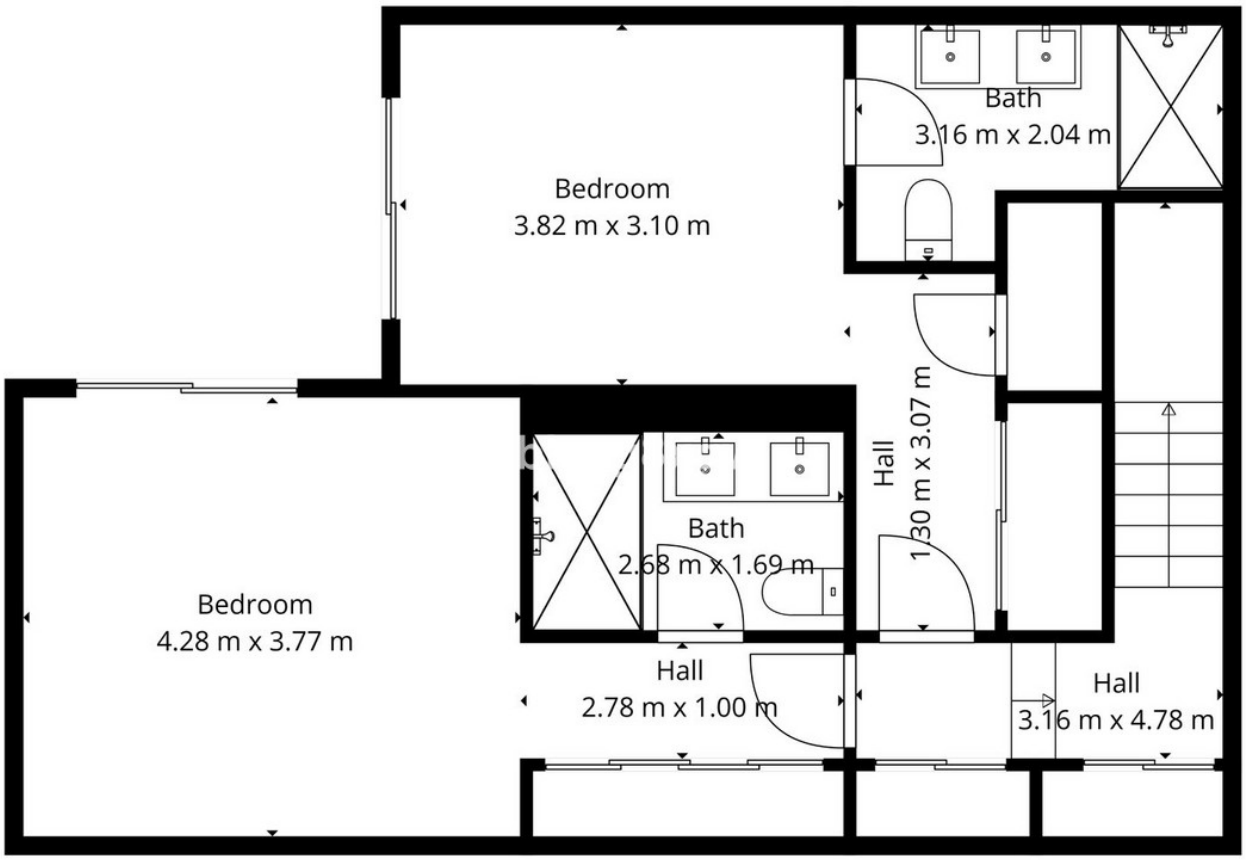








Measurements Deemed Highly Reliable But Not Guaranteed.



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1 Marbella Club Hills
2 Marbella Club Golf Course - *1 km*
3 El Higueral Golf Course - *8 km*
4 Anantara Villa Padierna Palace & Villa Padierna Golf Course - *8 km*
5 Atalaya Golf Course - *7 km*
6 Guadalmina Golf Course - *13km*
7 Marbella Club Hotel - *20 km*
8 Puente Romano - *19 km*
9 Atalaya Bilingual School - *7 km*
10 Laude San Pedro International College - *14 km*
11 Aloha College Marbella - *19 km*
12 Swans International School - *7 km*
13 Hospiten Estepona - *14 km*
14 Benahavís Town - *7 km*
15 San Pedro Alcántara - *13 km*
16 Golden Mile - *17 km*
17 La Zagaleta - *17 km*
18 Puerto Banús - *17 km*
19 Cancelada - *6 km*
20 Marbella Old Town - *26 km*
21 El Corte Inglés - *16 km*
22 La Cañada shopping Center - *22 km*