Sales - Apartment - Benahavís

445.000€

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Ref.-ID: MIBGR5464669 **Benahavís** **Apartment**

Community: 2,400 EUR / year **IBI: 400 EUR / year** **Rubbish: 30 EUR / year**

2 **2** **128 m2**

Exquisite Resort-Style Living & Proven Investment Opportunity (Benahavis-Estepona Border) Discover the perfect blend of luxury, tranquility, and high return potential in this stunning property situated at the prestigious border of Benahavis and Estepona. Nestled within an impeccably maintained community featuring lush tropical gardens and resort-style swimming pools, this residence offers an idyllic Mediterranean lifestyle and a strategic investment opportunity. Property Highlights: Spacious Living: A generous 128 m² of well-designed interior space, perfectly optimized for comfort and elegance. Outdoor Oasis: A large 26 m² terrace provides the ideal setting for al fresco dining, relaxation, and enjoying the serene views of the surrounding greenery. Convenience & Storage: Includes a dedicated underground parking space and a practical 6 m² storage room (trastero). Resort Atmosphere: Residents enjoy exclusive access to beautifully landscaped pools and serene, botanical-style walkways. Investment & Rental Potential: Legal Compliance: The property holds the First Occupation License, ensuring full legal security. Rental Friendly: The community explicitly permits short-term rentals, making this an ideal asset for holiday letting. License Ready: Having previously held a tourist license, the process to reactivate and renew it is fast and straightforward, allowing for immediate rental operations. Prime Location: Ideally positioned just 5 minutes to the beach, 10 minutes to San Pedro de Alcántara, and 15 minutes to both Marbella and Estepona. Offers immediate access to top-tier local amenities, including excellent restaurants, supermarkets, schools, and healthcare facilities. Contact us today to schedule your private viewing and explore this exceptional opportunity.

Setting
- Town
- Close To Golf
- Close To Shops
- Close To Schools
- Urbanisation

Orientation
- South Facing

Condition
- Good Condition

Pool
- Communal Pool
- Childrens Pool

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

Views
- Sea Views
- Garden Views
- Pool Views

Features
- Covered Terrace
- Lift
- Fitted Wardrobes
- Near Transport
- Private Terrace
- WiFi
- Paddle Tennis
- Storage Room
- Ensuite Bathroom
- Marble Flooring
- Double Glazing

Furniture
- Fully Furnished

Kitchen
- Fully Fitted Kitchen

Garden
- Communal Garden

Security
- Gated Complex
- Entry Phone
- Alarm System

Parking
- Underground Parking

Utilities
- Electricity
- Drinkable Water

Category
- Bargain
- Investment
- Resale

LG
MOTION DD
A+++
-30%