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**Sales - Apartment - Benahavís**

**1.050.000€**

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**Ref.-ID: MIBGR5491522** **Benahavís** **Apartment**

**Community: 4,200 EUR / year** **IBI: 954 EUR / year** **Rubbish: 36 EUR / year**

 **3**

 **3**

 **161 m2**

Set within the exclusive, gated community of Botanic in La Reserva del Alcuzcuz, this exceptional duplex penthouse sits elevated, offering spectacular 180º panoramic views across the green valley to the Mediterranean Sea and, on clear days, as far as the distant Moroccan coastline. Surrounded by nature and tranquillity, yet within easy reach of Marbella, Puerto Banús, Estepona, and the restaurants of Benahavís Pueblo, the property offers a refined balance of privacy, accessibility, and Mediterranean living. The penthouse is presented in immaculate condition and comes fully furnished with brand-new contemporary pieces, creating a sophisticated yet welcoming environment from the moment you enter. Arranged across two levels, the interiors have been carefully designed to maximise natural light and maintain a strong connection with the surrounding landscape. The open-plan living and dining area opens directly onto the main terrace, allowing the panoramic views to become a defining part of everyday life. The modern fully equipped kitchen is complemented by a separate laundry and utility area, providing both style and practicality. The property features three spacious bedrooms and three bathrooms, including two en-suite bedrooms, with each space designed to offer comfort, privacy and a sense of calm. High-quality finishes and carefully selected furnishings make the residence a turnkey home, ready to be enjoyed immediately. Outdoor living is one of the property's strongest features. Generous terraces on both levels provide different settings for al fresco dining, relaxing in the sun, or enjoying the exceptional sunsets over the Mediterranean. With mature landscaping and uninterrupted natural surroundings, the atmosphere is peaceful and private, while the community itself offers beautifully maintained gardens, two year-round swimming pools and 24-hour gated security. Two private underground parking spaces and a large storage room add further convenience, making the property equally suited to permanent living, extended stays, or as a luxury second home. Unlike many properties that offer panoramic views from a distance, this duplex penthouse combines an elevated outlook with generous terraces, contemporary interiors and the security and amenities of an established gated community. Its turnkey condition and exceptional views make it a distinctive residence for those seeking privacy and quality of life in the Benahavís area. Christie's Insight: From our Real Estate Advisor, Sten Goosen, what makes this penthouse particularly appealing is the combination of its elevated panoramic outlook, generous outdoor spaces, and turnkey condition. The 180º views provide a genuine sense of openness and privacy, while the proximity to Marbella, Puerto Banús and Benahavís means that the property remains highly connected to the area's lifestyle and amenities. For buyers seeking a contemporary residence with exceptional views and a peaceful setting, this duplex penthouse offers a particularly distinctive proposition within La Reserva del Alcuzcuz.

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ U/F/H Bathrooms

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Double Glazing

**Furniture**
- ✔ Fully Furnished

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Communal Parking






















































































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