

# Продажа - Апартамент - Benahavís

## 789.000€

Benahavís

Апартамент

Коммунальные: 5,880 EUR / год

ИБИ: 460 EUR / год

Мусор: 18 EUR / год



3



2



130 m2

Welcome to this stunning property in the exclusive urbanization of La Alborada Homes in Benahavís. Completely renovated in 2022, this stylish apartment blends modern luxury, comfort, and a prime location with rental license already in place. With over 100 m<sup>2</sup> of interior space, it features 3 spacious bedrooms, 2 fully upgraded bathrooms with premium finishes, and a very private 45 m<sup>2</sup> sun-drenched terrace boasting panoramic views of surrounding mountains. Every detail has been carefully selected, including a designer kitchen equipped with Bosch appliances, a BORA hob with integrated extractor, and a high-end countertop. The living room is elegantly finished with Cavalli wallpaper, enhancing the luxurious feel of the space. The property includes 1 private underground parking space, access to a communal swimming pool reserved for residents, and a gym with views of the sea and golf course. Set in a peaceful location in the hills, it's just a 2-minute drive to San Pedro, 4 minutes to the beach, and only 6 minutes to the iconic Puerto Banús. A rental license is already in place, making it ideal both as a permanent home or a high-yield investment for short or long-term rentals.

### Расположение

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с городом
- ✓ Близко к школам

### Климат-контроль

- ✓ Кондиционер

### Сад

- ✓ Общественный

### ОРИЕНТАЦИЯ

- ✓ Северо-восток

### ВИД

- ✓ Горы
- ✓ Гольф
- ✓ Сельская местность
- ✓ Сад

### меры безопасности

- ✓ Огражденный комплекс

### Состояние

- ✓ Недавно отремонтированная

### Особенности

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Тренажерный зал
- ✓ Кладовка
- ✓ Мраморные полы

### Парковка

- ✓ Приватная

### бассейн

- ✓ Общий

### Мебель

- ✓ Полностью меблированный







































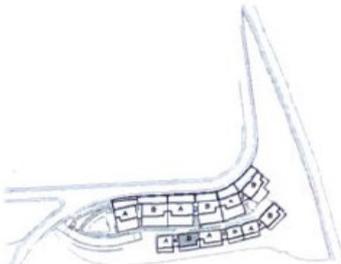




BENAHAVIS. MÁLAGA



|                      | SUP. ÚTIL INT/EXT    |     |
|----------------------|----------------------|-----|
| Estar + comedor      | 29.51 m <sup>2</sup> | int |
| Dormitorio principal | 13.87 m <sup>2</sup> | int |
| Dormitorio 2         | 10.60 m <sup>2</sup> | int |
| Dormitorio 3         | 10.55 m <sup>2</sup> | int |
| Baño principal       | 5.38 m <sup>2</sup>  | int |
| Baño secundario      | 3.79 m <sup>2</sup>  | int |
| Cocina               | 9.05 m <sup>2</sup>  | int |
| Distribuidor         | 6.43 m <sup>2</sup>  | int |
| Tendedero            | 2.07 m <sup>2</sup>  | int |
| Terraza              | 37.87 m <sup>2</sup> | ext |



|  |                       |
|--|-----------------------|
| Superficie útil interior.  | 91.25 m <sup>2</sup>  |
| Superficie construida interior.                                  | 106.90 m <sup>2</sup> |
| Superficie total construida (con zccc sin terrazas ni jardines). | 128.39 m <sup>2</sup> |
| Superficie construida de terraza.                                | 44.12 m <sup>2</sup>  |

