



# Middle Floor Apartment

## Benahavís

Price € 649,000

Beds	2
Baths	2
Build Size	103 m <sup>2</sup>
Terrace	44 m <sup>2</sup>
Garden/Plot	0 m <sup>2</sup>
IBI Fees	€ 443
Community Fees	€ 318
Garbage Tax	€ 18 / year

### SETTING

✓ Close To Golf

✓ Close To Schools

✓ Urbanisation

### ORIENTATION

✓ South

### POOL

✓ Communal

✓ Heated

✓ Children`s Pool

### PARKING

✓ Underground

✓ More Than One

✓ Private

### FEATURES

✓ Covered Terrace

✓ Lift

✓ Fitted Wardrobes

✓ Private Terrace

✓ WiFi

✓ Gym

**\*\* Experience one of Marbella's most breathtaking panoramic Sea Views from this fully renovated apartment \*\***

This spacious 103m<sup>2</sup> apartment has been completely renovated with high-quality finishes. The open, fully equipped kitchen integrates seamlessly with the dining and living areas, both of which are bright and spacious. Every detail has been carefully chosen to combine elegance and durability.

Outside, a spacious 44m<sup>2</sup> South-facing terrace, partially covered (to be enjoyed in all seasons), offers panoramic views of the Mediterranean Sea, Marbella, the golf courses and, on clear days, even the African coastline. Inside, these stunning views are visible from the moment you enter, in every living space and even in the master suite.

The master suite, which opens directly onto the terrace, includes a walk-in closet and a modern microcement bathroom. The second bedroom, ideal for guests or children, features built-in wardrobes and a bathroom also finished in microcement.

Designed for optimal comfort throughout the year, the apartment is equipped with underfloor heating and a brand-new reversible air conditioning system.

Located in a secure residential complex with 24/7 security, you can enjoy beautiful tropical gardens, four swimming pools, including a spectacular infinity pool heated to 27°C, and a gym currently under construction.

Two underground parking spaces (pre-equipped for EV charging) and two storage rooms complete the property, which also benefits from a tourist licence (VUT).

Situated in the prestigious municipality of Benahavís, between Marbella and Estepona, the apartment is just 5 minutes from shops, 10 minutes from the beaches, and 49 minutes from Málaga airport. Golf enthusiasts will appreciate the six internationally renowned golf courses just 6–9 minutes away by car.

Whether you are looking for a peaceful primary residence, a sunny holiday home, or an investment, this rare property has everything to offer!







Member Agent  
**REsales-ONLINE**

**Sure Fortune** | C/ Juan Tenorio 1 , 29679  
**Tel:** +34 952 004 099 | **Fax:**  
**Email:** info@surefortune.eu | **Web:** www.surefortune.eu