

## Sales - Apartment - Benahavís

# 750.000€

**Benahavís**

**Apartment**

**Community: 3,360 EUR / year IBI: 386 EUR / year**

**Rubbish: 18 EUR / year**



**3**



**2**



**105 m2**

Corner Contemporary Large Apartment with Open Sea Views in Benahavis Step into the Costa del Sol luxury lifestyle with this exquisite apartment in las Colinas de Marbella, nestled within the recently completed and gated community of Alborada Homes in Benahavis. Undoubtedly one of the best units in the development, this stylish property is impeccably presented, featuring 3 bedrooms all with sliding doors to two terraces with panoramic views. The open-plan living area is seamlessly connected to a fully equipped kitchen with Bosch appliances and an island with a breakfast bar ideal for entertaining. The apartment's layout ensures optimal privacy, cleverly separating the sleeping area from the main living area. As you step inside, a spacious and bright living room welcomes you, leading to the main large terrace with panoramic unobstructed sea and mountain views. A corridor guides you to the three bedrooms and two bathrooms both featuring walk-in rain showers. The master bedroom ensuite has access to a second terrace offering a peaceful private retreat. Next to the kitchen area there is a helpful separate utility room for the washing machine and the aerothermal hot and cold A/C unit. The property includes an underground parking space, as well as a storage room. Built in 2021 by a well known developer, the complex offers a high quality gated community with access to a swimming pool and a gym with fabulous views. For golf lovers, it is conveniently located within a short drive of several golf courses, such as Los Arqueros, La Quinta, El Higueral, Guadalmina, Atalaya and Los Naranjos. This is an ideal apartment both as a permanent residence or as a fantastic vacation home and lucrative short term rental investment. The strategic location adds to its allure, with Nueva Andalucía just a 5-minute drive away, San Pedro de Alcántara reachable in 10 minutes, the charming town and gastronomic heaven of Benahavis and the internationally renowned Puerto Banús are within a mere 15-minute drive. And 3 minutes away is the always convenient Monte Halcones shopping center offering a pharmacy, a supermarket, and an array of fun and always lively restaurants and cafes. This property truly has it all. Call us to make an appointment, we will be happy to arrange a viewing!

### Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Pool
- ✓ Street

### Garden

- ✓ Communal

### Orientation

- ✓ South West

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Utility Room
- ✓ Ensuite Bathroom

### Security

- ✓ Electric Blinds
- ✓ Alarm System

### Condition

- ✓ Excellent

### Furniture

- ✓ Optional

### Parking

- ✓ Private

### Pool

- ✓ Communal

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Luxury





































