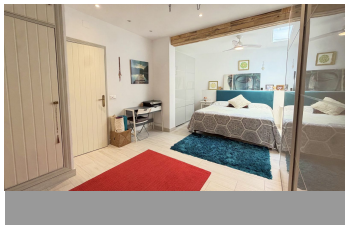
ALL IN real estates



Townhouse in Benahavís

Bedrooms	3	Bathrooms	2	Built	160m2	Plot	0m2
R5402830		**Townhouse**		**Benahavís**		**485.000€**	

BENAHAVÍS VILLAGE. Excellent opportunity! Beautiful and highly comfortable GROUND FLOOR TOWNHOUSE WITH A LARGE TERRACE AND SPACIOUS PRIVATE GARAGE. Distributed on a single level with direct access from the street, providing maximum convenience. The property features 3 spacious bedrooms, two magnificent rustic-style bathrooms, one of them en-suite with a laundry area, a cozy living room with a fireplace, and a charming kitchen with direct access to the large 50 m² terrace, partially covered, offering plenty of natural light, privacy, and enough space to install a small swimming pool. Completely renovated in 2003 and presented in excellent condition. Highlights include its high-quality windows, excellent layout, and south and north orientation, providing pleasant natural light and ventilation throughout the year while maintaining a warm atmosphere in winter and a cool environment in summer. One of its greatest attractions is its location; you can easily walk to supermarkets, restaurants, schools, sports facilities, banks, and other amenities, while a bus stop is just 1 minute away. Benahavís, renowned as a gastronomic destination, is surrounded by prestigious golf courses, offering an exceptional lifestyle. In addition, it is located approximately 10 minutes by car from the Costa del Sol beaches and Marbella, and only 15 minutes from Estepona. The property includes an independent private garage, especially practical for permanent residents or golf enthusiasts. Furthermore, there are no community fees, and maintenance costs are very low, with an annual property tax (IBI) of

only €232. The building consists of just two floors, with very quiet neighbours on the upper level. As an added value, there is the possibility ?of ?obtaining ?a ?TOURIST ?RENTAL LICENSE. An ?excellent ?opportunity as a permanent residence, ?holiday home, ?or investment ?in ?one of the most ?attractive ?villages ?on ?the ?Costa ?del ?Sol.

Barbeque	Barbeque	Courtesy Bus
Covered Terrace	Double Glazing	Ensuite Bathroom
Fiber Optic	Fitted Wardrobes	Paddle Tennis
Restaurant On Site	Satellite TV	Storage Room
Utility Room	WiFi	