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Duplex in La Heredia

Bedrooms	3	Bathrooms	4	Built	253m2	Terrace	110m2
R5264593		**Duplex**		**La Heredia**		**1.295.000€**	

Welcome to this exceptional 3-bedroom duplex apartment in Las Colinas de La Heredia - a rare opportunity to own one of the most privileged homes within this sought-after enclave of Benahavís. This residence offers uninterrupted views across the sea, mountains, and golf valleys. On a clear day you can even look as far as the African Coast and Gibraltar! This panorama feels different every hour of the day. Spread across two beautifully appointed levels, the property is designed for comfort, style, and effortless everyday living. On the entrance level you'll find a beautifully designed layout that feels spacious and practical at the same time. The living room, dining area and the cosy sun room all flow naturally into each other, creating an inviting atmosphere (together more than 100 m2). The sun room is ideal for the cooler evenings, while the open terrace offers breathtaking panoramic views. It's the perfect spot to enjoy a sunset drink. The fully fitted kitchen sits just around the corner, separate from the living area, and has direct access to one of the terraces, making it the ideal place to enjoy a slow breakfast outdoors. The kitchen also features an additional storage room with its own AC unit, perfect for keeping groceries in a good condition. The living room includes a charming fireplace, which brings warmth and character to the space. On each floor, you'll find a separate guest toilet, adding an extra layer of convenience. The master suite (52m2) is situated in the front of the house (south side) and has the same fantastic views. From this suite you have direct access to one of the terraces where a jacuzzi and

outside shower are waiting for you and where you can enjoy complete privacy. Just off the hallway, you'll find a separate laundry/storage room, offering plenty of space to keep household items neatly tucked away. One of the most unique elements of this home is the abundance of outdoor space. Multiple terraces offer a choice between sun and shade throughout the day. Here, you can take in the sunsets, host intimate dinners, or simply unwind with the soft mountain breeze. The building is equipped with a lift, providing easy access to the apartment and the property comes with a carport space. The home is fitted with premium features to elevate the lifestyle experience: - Built: 253 m2 - terraces: 110 m2 - total 363 m2 - Full water softening system for the entire property - Integrated BOSE sound system throughout the home - Automatic sun awnings with wind and sun sensors - Alarm system - Double glazing throughout - Jacuzzi - Underfloor heating - Living room with separate dining area and sun room, together about 105 m2 - Master suite with dressing and bathroom, together more than 52 m2 Residents of Las Colinas de La Heredia enjoy access to a beautiful communal swimming pool surrounded by peaceful gardens, as well as the charm and security ?of ?La ?Heredia, ?one ?of the most ?picturesque ?villages on the Costa del ?Sol. This is ?not just ?a ?home; it is a ?retreat ?of ?comfort, ?privacy, ?and ?panoramic ?beauty.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Jacuzzi
Marble Flooring	Private Terrace	