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Ground Floor Apartment in Benalmadena Costa

Bedrooms	**3**	Bathrooms	**2**	Built	**115m2**	Terrace	**249m2**

R5476909	**Ground Floor Apartment**	**Benalmadena Costa**	**1.595.000€**

Very special (end 2025 built) 3 bed designer home (115 m2) with sea views & enormous (249 m2) luxury patio garden (called a Garden Villa). Only 15 mins walk to beach, train station, shops, restaurants and within the Exclusive El Higueron Resort with Hilton Hotel, Spa, Sports & Beach Club. PROPERTY (115 m2) + (249 m2) PATIO GARDEN This very special property has a designer yet homely feel with the use of lots of wood and stone throughout and feels just like a modern luxury villa, hence the developers (Garden Villa) name for this unit. The open-plan living space effortlessly blends the lounge, dining and modern luxury kitchen, plus a large (floor to ceiling) sliding wood partition wall also reveals an enormous master bedroom area, with dressing area, fitted wardrobes, two hand basins, freestanding bath, shower & WC. The property also has a separate utility room plumbed for washing machine & dryer. 2 further double bedrooms with fitted wardrobes, plus a second shower-room. This beautiful designer apartment had lots of the developers premium extra packages including; luxury smart-home demotics system, fully electric independent blinds, full extra lighting package with lots of lights, mood lighting & internal wardrobe lighting, plus extra garden lighting etc. for a full modern luxury living experience. ENORMOUS PATIO GARDEN & PLUNGE POOL This beautiful bright & spacious luxury home offers enormous bifold patio doors to two sides, opening the internal living area to the enormous covered & open patio garden, decking area

with round plunge pool and surrounding sit up bar top. Offering sea views. 2 X UNDERGROUND PARKING SPACES, ELECTRIC CAR POINT, & A GOOD SIZE STORAGE ROOM DEVELOPMENT The luxury designer development offers 3 swimming pools with a large infinity pool, sunbathing / chill-out areas, 2 x sauna's and a spacious Co-Working area only minutes walk from the apartment. The furnishings and installations of the communal areas are like new, as the development was only finished at the end of 2025. A blue flag 7 km long sandy beach and a wonderful promenade are close to the property. El HIGUERON COMMUNITY 24-hour security, commercial centre with supermarket, pharmacy, coffee shop & various restaurants including one with a Michelin Star. Hilton Hotel, sports club with Gym, Paddle & Tennis Courts, Beach Volley Ball, Yoga & Pilates classes etc. Luxury Spa with 13 treatment rooms, 3 hydrotherapy cabins, physiotherapy centre, beauty salon & relaxation areas. LOCATION Located near the beach (in El Higueron) on the border between Fuengirola and Benalmádena, this location is hard to beat, being walking distance to the beach & Carvajal train station, making travelling to other towns, Airport and the beautiful Malaga City / Port very easy without a car. THE VENDOR HAS INFORMED US THAT: Community Fees are approx. € 500 per month. IBI (Council Tax) is: approx. € (awaiting not released yet) per annum. BASURA (Rubbish Bill) is approx. € (awaiting) per annum. With its LPO (first occupation License) this would make a superb investment or luxury permanent / holiday ?home. Exclusive ?Listing ?(keys ?in ?Office). This stunning ?and ?unique property for sale is ?not going ?to stay ?on ?the market long, so ?call ?now ?to ?reserve ?or ?arrange ?viewing.

Covered Terrace	Covered Terrace	Fitted Wardrobes
Gym	Home automation / smart home	Lift
Near Transport	Paddle Tennis	Private Terrace
Sauna	Storage Room	