



## Ground Floor Apartment for sale in Benahavís, Benahavís

**885 000 €**

Référence: R5003971    Chambres: 3    Bain: 4    Terrain: 210m<sup>2</sup>    Construite: 175m<sup>2</sup>    Terrasse: 50m<sup>2</sup>





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## Costa del Sol, Benahavís

**\*\* Exceptional 3-Bed Duplex Apartment with Private Garden and Panoramic Sea Views \*\***

Nestled in the prestigious Marbella Club Hills development, this stunning 3-bedroom duplex apartment offers breathtaking panoramic views of the Mediterranean Sea, Gibraltar and the African coastline.

Spanning 175m<sup>2</sup> of luxurious interior space and an expansive 50m<sup>2</sup> of terraces, this home has been meticulously designed for ultimate comfort. The open-plan layout features an American kitchen, dining, and living area that seamlessly flows onto a terrace – perfect for al fresco dining or simply enjoying the stunning vistas.

The property boasts also a beautifully landscaped 210m<sup>2</sup> private garden with a sought-after South orientation, ensuring maximum sunlight throughout the day. This peaceful outdoor space offers complete privacy and the rare opportunity to build a private pool, making it an ideal setting for both relaxation and entertaining.

Large floor-to-ceiling windows flood the apartment with natural light, ensuring that the breathtaking Sea Views are visible from every angle. The main floor houses a large master suite with direct access to the terrace and garden. On the lower level, you will find two generously-sized guest bedrooms, each with ensuite shower-room and access to a patio. All bedrooms have large built-in wardrobes for ample storage. In addition, the apartment includes a guest toilet, a utility/laundry room, two underground parking spaces and an oversized storage room, offering convenience and practicality.

This elegant home benefits from high-end finishes, including an aerothermal system, air conditioning by room, underfloor heating in the bathrooms, automatic lighting, and other premium features, ensuring both energy efficiency and luxurious comfort throughout. EPC B and C.

### An Exclusive and Prestigious Environment:

Marbella Club Hills is renowned for its exclusivity and modern architecture and Andalusian charm. The North Club offers an outdoor heated swimming pool, a fully equipped gym, a pétanque court, a spa and a hammam for relaxation. The upcoming South Club, part of Phase II and III, will feature an indoor swimming pool, a gym, a social/co-working area, and outdoor sports facilities, including tennis and paddle courts. The community's expansive grounds, with only 6% of the land for construction, ensure, surrounded by nature, absolute privacy and tranquility, while the gated entrance provides enhanced security.

Located in Benahavis, in the prestigious enclave between the renowned Marbella Club Golf Resort and the iconic Anantara Villa Padierna Palace, this exceptional property is just 20 minutes from Estepona, 30 minutes from Marbella city center, and only 55 minutes from Málaga International Airport.

Whether you're seeking a luxurious holiday retreat or a permanent residence, this property represents a rare opportunity to experience Marbella's finest lifestyle with a high level of intimacy.

Don't miss the chance to own a piece of paradise – contact us today to schedule your viewing!



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Sol en marbre  
Double vitrage  
Armoires ajustées  
Wifi  
Salle de sport  
Sauna  
Buanderie  
Parquet  
Fibre optique  
Accès aux personnes à mobilité réduite

### Vues

Mer  
Montagne  
Panoramique  
Pays  
Jardin

### Piscine

Communautaire  
Chauffé

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Système d'alarme  
Téléphone d'entrée

### Catégorie

Luxe  
Revente  
Contemporary

### Orientation

Sud

### Paramètre

Près du golf  
Urbanisation  
Pays  
Près de la forêt

### Cuisine

Entièrement équipé

### Parking

Souterrain  
Garage  
Plus d'un

### Cote d'énergie

C

### Climatisation

Climatisation  
Cold A / C  
A / C chaud  
Salles de bain U / F / H

### Condition

Excellent

### Jardin

Communautaire  
Private  
Aménagé  
Entretien facile  
**Services publics**  
Électricité  
Eau potable

### Cote d'émission de CO2

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