# Ground Floor Apartment in Benahavís

## €449,000

Benahavís, Málaga

Bedrooms: 2 | Bathrooms: 2 | Plot: 13 m² | Built: 120 m² | Terrace: 25 m²









## Overview

Spacious Ground Floor Apartment with Mountain & Sea Views in Gated La Quinta Urbanization – Excellent Investment & Flip Opportunity

This beautifully maintained 2-bedroom ground floor apartment is located in a secure, gated urbanization in the prestigious La Quinta area. It offers breathtaking mountain and partial sea views, along with a large private covered terrace that creates a peaceful setting for relaxing or entertaining.

Investment Highlight:
This property presents a fantastic opportunity for investors or buyers looking to add value. Thanks to its generous layout and size, the apartment can be easily converted into a 3-bedroom unit, significantly increasing both rental

income potential and resale value. Combined with the existing tourist license, this makes it an ideal option for a profitable flip or high-yield rental investment.

The bright and airy living room features a dedicated dining area and opens seamlessly onto the terrace through wide sliding glass doors, flooding the space with natural light. The separate kitchen is fully equipped with high-quality Bosch appliances, including a fridge-freezer, oven, dishwasher, electric hob, and extractor fan. A separate utility room houses the washing machine and dryer for added convenience.

The master bedroom is spacious and includes built-in wardrobes, a roller shutter for privacy and comfort, and a well-maintained en-suite bathroom. The second bedroom is also generously sized, also with built-in wardrobes and a roller shutter. A second bathroom with a shower, toilet, and washbasin serves guests and the second bedroom.

Additional Features:
• Partial sea views from the terrace
• Tourist license in place – ideal for short-term rental income
• New water heater installed in 2023
• Nuki remote smart lock and intercom opener
• Covered parking space
• Gated community with remote-controlled access
• Night-time security presence
• Beautifully landscaped communal gardens and swimming pool
• Basketball court and ping pong table – perfect for active lifestyles and family enjoyment

Prime Location:
Nestled in the peaceful and sought-after La Quinta area, just above Nueva Andalucía and east of San Pedro, the apartment offers both privacy and convenience. It is close to local restaurants, shops, golf courses, and essential services. Marbella is only a 15-minute drive away, with easy access to Málaga Airport via the AP-7 toll road.

## Amenities

Setting: Close To Golf, Urbanisation
Orientation: South Facing
Condition: Good Condition
Pool: Communal Pool
Climate Control: Air Conditioning
Views: Mountain Views, Golf Views
Features: Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Ensuite Bathroom
Furniture: Fully Furnished
Garden: Communal Garden, Landscaped Garden
Security: Gated Complex, Entry Phone, Safe
Parking: Covered Parking
Utilities: Electricity
Category: Golf, Holiday Homes, Investment

## Taxes & Fees

IBI: €369 per year
Rubbish: €30 per year

## Contact

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