

# Middle Floor Apartment in Benahavís

€695,000

Benahavís, Málaga

Bedrooms: 3 | Bathrooms: 2 | Built: 127 m² | Terrace: 50 m²



## Overview

A rare opportunity to acquire a 3-bedroom apartment with breathtaking frontal Sea Views and an active Tourist License, located in one of the best blocks of the sought-after development La Hacienda del Señorío de Cifuentes.

Whether you are looking for a rental investment with high profitability potential, a sunny holiday home, or a primary residence, this property offers a perfect combination of views, comfort, and location!

### KEY FEATURES:

- First-floor corner apartment
- 127m² + 49m² of terraces | 3 bedrooms | 2 bathrooms
- Splendid, unobstructed panoramic views of the Sea and Marbella

- Comfort featuring underfloor heating throughout (by room), a brand-new reversible A/C system, and ample built-in storage
- Redesigned open-plan kitchen (with adjacent laundry room) and renovated bathrooms with walk-in showers
- Large underground parking space + storage room, accessible by elevator
- (VUT) TOURIST LICENSE in force
- Gated 24/7 secured residence with concierge, gym, co-working/social area, and 4 swimming pools (including one heated infinity pool)
- Prime location in the exclusive municipality of Benahavís, between Marbella and Estepona, just a few minutes' drive from all amenities.

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Imagine your daily life facing the Sea in this superb 127m<sup>2</sup> corner apartment. Bright and airy thanks to windows on three sides, it offers an exceptional living environment where the spacious interior seamlessly extends onto two large terraces totaling 49m<sup>2</sup>. Partially covered to enjoy year-round, they reveal an outstanding panorama of the Mediterranean, La Concha, Marbella, and El Paraíso: an idyllic setting for al fresco dining, soaking up the sun, or spending evenings with family or friends.

Upon entry, you will find a bright and welcoming open-plan living and dining space with a fully equipped kitchen, complemented by a practical utility room. The particularly spacious master suite opens directly onto the terrace and features fitted wardrobes and an en-suite bathroom with a walk-in shower. Two additional bedrooms, also fitted with large wardrobes, share a second renovated shower room.

Designed for maximum comfort in every season, the apartment is equipped with individual underfloor heating in each room and hot/cold air conditioning.

A large private parking space in the underground garage and an 8m<sup>2</sup> storage room, both accessible via elevator, complete this property.

Set within a secure residential complex with 24/7 security service, you will enjoy beautiful tropical gardens, four swimming pools—including a spectacular infinity pool heated to 27°C in winter—a fitness room, and a social/co-working lounge.

The highly desirable municipality of Benahavís is renowned for its peaceful surroundings, favorable local tax rates, and numerous resident privileges.

The apartment is located just 6 minutes from shops, 10 minutes from the beaches, and 49 minutes from Málaga Airport. Golf enthusiasts will also appreciate six world-class golf courses located within a 6 to 9 minutes drive.

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## Amenities

Setting: Close To Golf, Close To Schools, Urbanisation

Orientation: South East, South

Condition: Good

Pool: Communal, Heated, Children`s Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C, U/F Heating, U/F/H Bathrooms

Views: Sea, Mountain, Golf, Country, Panoramic, Garden

Features: Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, WiFi, Gym, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Fiber Optic

Furniture: Optional

Kitchen: Fully Fitted

Garden: Communal, Landscaped, Easy Maintenance

Security: Gated Complex, Entry Phone, Alarm System, 24 Hour Security

Parking: Underground, Private

Utilities: Electricity, Drinkable Water, Telephone

Category: Holiday Homes, Investment, Resale

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## **Taxes & Fees**

IBI: €412 per year

Rubbish: €18 per year

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## **Contact**

### **Purcell Properties**

Phone: +34 711 004 395

Email: [info@purcellproperties.es](mailto:info@purcellproperties.es)

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