# Penthouse Duplex in Benahavís

## €532,000

Benahavís, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 145 m² | Terrace: 37 m²









## Overview

TENANTED PROPERTY – IDEAL FOR INVESTORS

Spacious **146 m² duplex penthouse** located in Benahavís, Málaga.

The property is distributed over two floors connected by an internal staircase and is situated within a private residential development with lift access.

It comprises a spacious living-dining room, a separate fully fitted kitchen equipped with a ceramic hob, oven and extractor hood, **2 bedrooms with fitted wardrobes and 2 bathrooms**.

Additional features include pre-installation for air conditioning, a fireplace and an open terrace on the upper floor.

LOCATION

The property is situated in the heart of Benahavís, a charming town on the Costa del Sol, with easy access to essential services and local amenities.

Several golf courses can be found nearby, with the closest approximately 10 minutes away.

The property also benefits from convenient road connections, with access to the AP-7 motorway in less than 10 minutes and San Pedro de Alcántara beach approximately 20 minutes away.

### INVESTMENT OPPORTUNITY – PROPERTY CURRENTLY RENTED

This property represents an attractive opportunity for investors looking to acquire a residential asset with an existing rental income.

The property is currently rented at market rates under an active tenancy agreement.

**Rental information:**

- Current monthly rent according to the latest tenancy record: **€1,114.18**
- Existing residential tenancy agreement.
- Contractual expiry date: **29 June 2029**
- Property currently occupied by tenants.
- Rental payment status and tenancy conditions subject to verification.

**IMPORTANT:** As the property is currently occupied by tenants, interior viewings are not available at this time.

For further information about the property, rental conditions or purchasing process, please do not hesitate to contact us.

## Amenities

Setting: Village, Close To Golf
Orientation: South Facing
Condition: Good Condition
Climate Control: Pre Installed A/C
Views: Mountain Views
Features: Covered Terrace, Lift, Private Terrace
Furniture: Part Furnished
Kitchen: Fully Fitted Kitchen
Category: Bargain, Distressed, Repossession, Resale

## Taxes & Fees

IBI: €294 per year

## Contact

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