



**For Sale in the Marbella - Benahavís Area: Large Modern, Luxury Golf Apartment**

Marbella Area

🏠 Apartment - 🏠 Built 152 m<sup>2</sup> 🏠 Terrace 44 m<sup>2</sup> 🛏 3 🚿 3 # Ref. 124946

🏠 750.000 €

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### SOLD

The southwest to west facing apartment offers beautiful views of the communal gardens, the mountains and nearby golf courses. Its terraces and verandas cover 45m2. The apartment also boasts a patio.

The 152m2 spacious and light apartment offers 3 bedrooms en-suite, a large living and dining room with an ample open kitchen and extra storage room.

### THE ESTATE:

The fenced and well maintained estate, this apartment forms part of, borders a golf course and features manicured gardens and two outdoor swimming pools, one of which is equipped with dressing rooms, showers and a pergola. The estate furthermore boasts a spa centre with an indoor pool, fountains, sauna, steam bath and a fitness centre. The pool in front of the apartment may only be used by adults.

### THE SURROUNDINGS:

Different world-class golf courses are within easy reach of this apartment located close to the on and off ramps of the highway. The beaches are but a few minutes' drive away, as are the historic village of Benahavís, known for its many fine eateries, and San Pedro de Alcántara with its many shops. From here one may access the new promenade that winds its way alongside the beaches to ever-lively Puerto Banús with the renowned marina and a great diversity of fashionable boutiques and malls.

### THE APARTMENT:

- 3 bedrooms and 3 bathrooms en-suite (originally a 2-bedroom apartment to which a 3rd bedroom, a bathroom and a spacious open kitchen were added)
- The kitchen has been completely changed
- One whole wall has been glassed
- Extra room has been fitted with wardrobes
- Patio which brings extra atmosphere and light
- Master bedroom with en-suite bathroom
- Top-quality hardware and finishing
- Electrically operated awnings
- Glass and awning on terrace roof

#### *Other Features:*

- Large sliding aluminium windowsills
- Window blinds
- Extra height doorsills
- Electrically operated roller blinds featuring a central locking mechanism

- Ceiling mouldings concealing indirect lighting in living room and bedrooms
- Cream-coloured marble flooring throughout the property
- Parquet floor in the patio and on the terrace which could be easily brought back to the original tile floors if desired
- Home automation system
- Safe
- Alarm system
- Air conditioning for both cooling and heating
- Under-floor heating in the bathrooms
- Parking space in underground garage
- Storage unit

**Please note that the interior and black ceilings has been repainted which creates a nicer ambiance.  
The wooden tiles on the terrace can be easily removed.**



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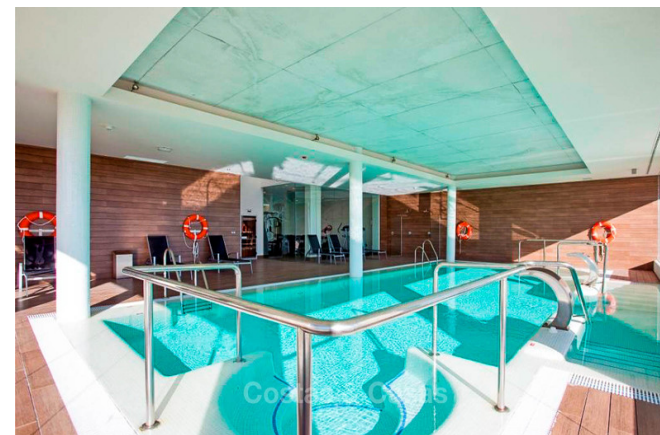
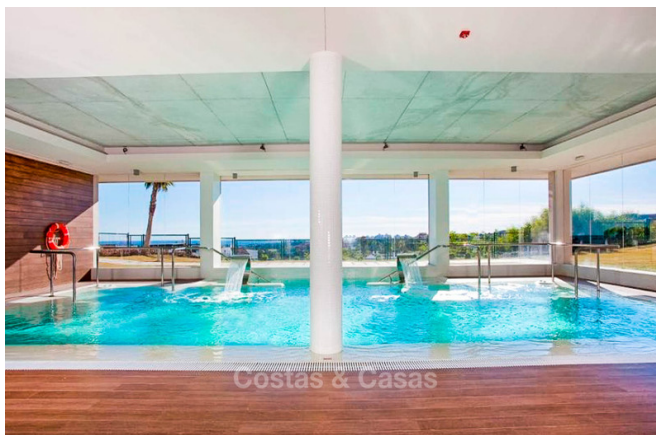
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