



**Luxury duplex apartment with large garden and sea views for sale in Marbella - Benahavís**

Marbella Area

🏠 Apartment 📏 Plot 400 m<sup>2</sup> 🏠 Built 164 m<sup>2</sup> 🏠 Terrace 74 m<sup>2</sup> 🛏 3 🚿 3 # Ref. 209404

🏠 950.000 €

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## Exclusive and move-in ready apartment with large private garden for sale in Marbella - Benahavís

### HIGHLIGHTS

- Located in a gated community with 24-hour security and numerous amenities.
- Large south-facing private garden of 400m<sup>2</sup>.
- The feeling of living in a house with the convenience and comfort of communal facilities.
- Open-plan living.
- High-end furnished and move-in ready.

### LOCATION

Nestled in the hills between the Marbella Club Golf Resort and the prestigious Anantara Villa Padierna Palace.

The property is situated in a peaceful, natural environment, just 15–20 minutes' drive from the coast and the beaches of Estepona and San Pedro de Alcántara.

For leisure, the nearest golf course is only a few minutes away, while the marina of Puerto Banús can be reached in approximately 25 minutes.

Marbella town centre is about a 30-minute drive away, and Málaga Airport is accessible via the motorway in around 55 minutes.

The immediate surroundings are characterised by abundant greenery and space, as only 6% of the resort's total land area is built upon.

Residents have access to a Social Club featuring a heated outdoor swimming pool, a fully equipped gym, a spa with sauna and hammam, a pétanque court, and a social lounge area.

In the near future, the offer will be expanded with a second clubhouse including an indoor swimming pool and facilities for tennis and padel.

### THE DUPLEX APARTMENT

#### In figures:

Plot / private garden: 400m<sup>2</sup>

Built area: 204m<sup>2</sup>

Interior space: 164m<sup>2</sup>

Terraces: 74m<sup>2</sup>

Bedrooms: 3

Bathrooms: 3

Guest toilet

2 floors

#### Description:

**This unique duplex apartment is in excellent condition and offers a modern, contemporary style with Andalusian touches.**

It is located in a prestigious, low-density boutique complex known for its elegant architecture and luxury facilities, built with high-quality materials and a strong attention to detail.

**South-facing**, the property enjoys **brehtaking panoramic views over the Mediterranean coastline, surrounding hills, and the sea.**

**There are spacious terraces on both levels that seamlessly connect with the large 400m<sup>2</sup> private garden.**

Large sliding windows create a fluid transition between indoor and outdoor living, while allowing abundant natural light to flood the interior, enhancing the bright and open atmosphere.

**Open-plan living area** with a TV lounge and integrated dining space.

**A bespoke, practical kitchen** fitted with high-end appliances and a breakfast bar.

**Three spacious bedrooms and three luxury bathrooms, plus an additional guest toilet for optimal comfort.**

Finished to a high standard with beautiful porcelain flooring throughout.

Includes a spacious storage room.

**Includes two underground parking spaces with direct lift access.**

Additional features:

Air conditioning for cooling and heating

Underfloor heating in all bathrooms

Aerothermal system

Built-in wardrobes

Double glazing

Home automation system (domotics)

Electric sun blinds

LED lighting

Sold fully furnished.



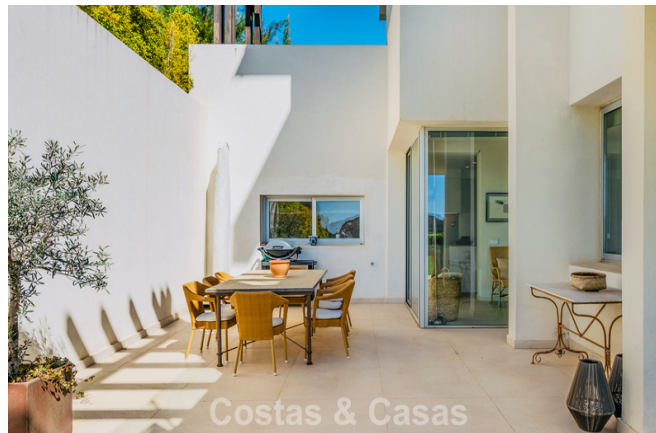
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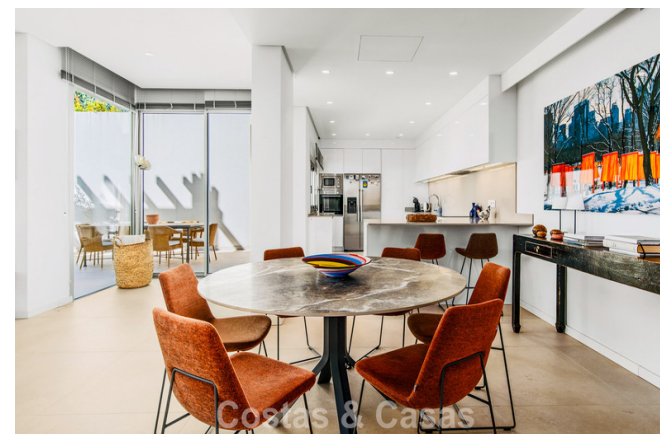
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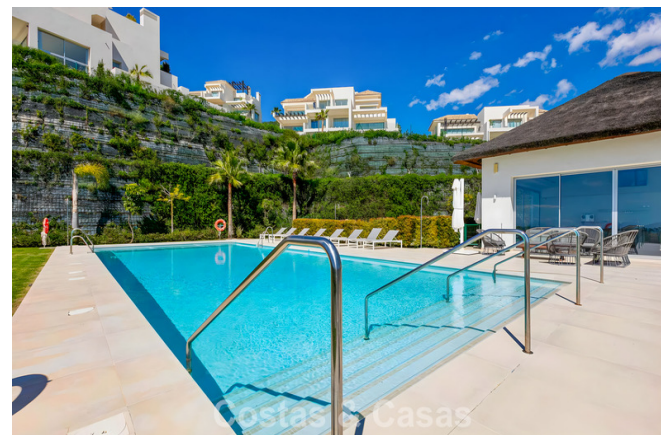
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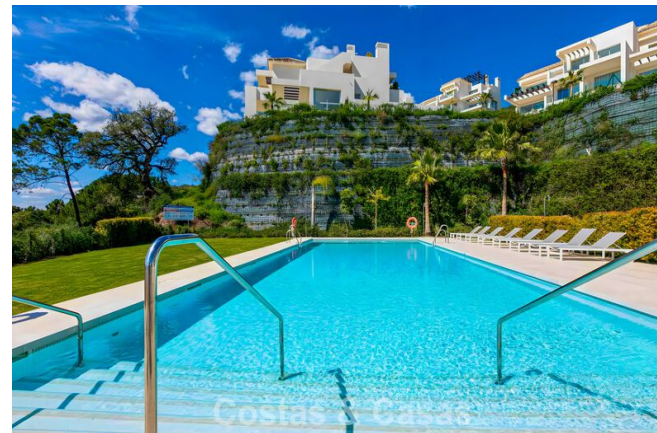
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