

BENAHAVÍS

399,000 €

REFERENCE R5402830

An Exquisite Ground Floor Townhouse Oasis in the Heart of Benahavís Village, Southern Spain

3	2	160 m²	50 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Discover an unparalleled opportunity to own a magnificent ground floor townhouse in the highly sought-after Benahavís Village, a true gem nestled in the heart of Southern Spain. This property is not just a residence; it's an invitation to embrace an exceptional lifestyle, offering the perfect blend of traditional Andalusian charm, modern comfort, and unbeatable convenience. Imagine waking up in one of the Costa del Sol's most picturesque and prestigious white-washed villages, with every amenity just a leisurely stroll away, and the vibrant coastline a mere heartbeat from your doorstep.

This beautiful and highly comfortable townhouse stands out with its unique design and practical elegance. As a ground floor property, it offers the ultimate in accessibility and ease of living, boasting direct street access that eliminates the need for stairs or complex communal areas. This thoughtfully designed home is distributed entirely on a single level, ensuring maximum comfort and an effortless flow throughout. It presents three generously proportioned bedrooms, providing ample space for family, guests, or the creation of a home office. Complementing these are two magnificent bathrooms, exuding rustic elegance and featuring high-quality finishes. One of these bathrooms is en-suite to the master bedroom, offering a private sanctuary complete with a dedicated laundry area for added convenience.

The heart of this home is undoubtedly its inviting living room, where a charming fireplace creates a warm and intimate ambiance, perfect for cozy evenings. Adjacent to this, the delightful kitchen, crafted with character and functionality in mind, provides direct access to one of the property's most alluring features: a sprawling 50 m² private terrace. This expansive outdoor haven is partially covered, offering a versatile space for al-fresco dining, sunbathing, or simply unwinding in complete privacy. Bathed in abundant natural light, the terrace provides sufficient space to install a bespoke plunge pool, transforming it into your personal oasis. This seamless integration of indoor and outdoor living truly elevates the property, allowing you to savour the delightful Benahavís climate year-round.

Having undergone a comprehensive renovation in 2003, this townhouse is presented in excellent, move-in-ready condition, reflecting meticulous care and a commitment to quality. The discerning buyer will appreciate its high-quality windows, which ensure optimal insulation and soundproofing, contributing to a serene interior environment. The property benefits from an intelligent and efficient layout, maximizing every square meter. Its prime south and north orientation is a significant advantage, ensuring a constant flow of pleasant natural light and refreshing ventilation throughout the year. This clever design naturally maintains a wonderfully warm atmosphere during the cooler winter months and a cool, airy environment in the height of summer, optimizing comfort and energy efficiency.

One of the property's greatest attractions is its truly privileged location within Benahavís. Renowned as 'Andalusia's Dining Room' due to its exceptional array of gourmet restaurants, the village offers a sophisticated culinary scene that rivals any major city. Living here means having the luxury of walking to an extensive range of essential amenities: supermarkets for daily needs, charming local restaurants, reputable schools, modern sports facilities, banks, and various other services, all within minutes. Furthermore, a convenient bus stop is located just a minute away, ensuring easy access to surrounding areas without the need for a car. Benahavís itself is enveloped by some of the most prestigious golf courses in Europe, making it an idyllic paradise for golf enthusiasts and those seeking an active, outdoor lifestyle amidst breathtaking natural beauty.

The strategic positioning of this townhouse extends beyond the village itself. It offers the best of both worlds: the tranquility and charm of Benahavís, coupled with excellent connectivity to the bustling Costa del Sol. You are approximately a mere 10-minute drive from the pristine beaches of the Costa del Sol and the glamorous, world-renowned town of Marbella, with its designer boutiques, exquisite dining, and vibrant nightlife. The picturesque town of Estepona, known for its beautiful 'Garden of the Costa del Sol,' is also just 15 minutes away, offering further attractions and amenities. This central location ensures that whether you seek serene village life, sun-drenched beaches, or cultural exploration, everything is effortlessly within reach.

Adding to its allure, the property includes an independent private garage, a highly practical feature in any village setting, especially for permanent residents or those who frequently indulge in the region's world-class golf offerings. This convenience is coupled with exceptionally low running costs, making it an even more attractive proposition. There are absolutely no community fees, and maintenance costs are remarkably minimal, evidenced by an annual property tax (IBI) of only €232. The building itself consists of just two floors, fostering a sense of community with very quiet and respectful neighbours residing on the upper level, ensuring peace and privacy.

As an exceptional added value, this property offers the significant possibility of obtaining a TOURIST RENTAL LICENSE. Given Benahavís's enduring popularity as a holiday destination and its high demand for quality accommodation, this presents a lucrative investment opportunity for short-term rentals. Whether you are searching for a permanent residence to enjoy the luxurious Mediterranean lifestyle, a serene holiday home for unforgettable getaways, or a smart investment property in one of the most attractive and consistently appreciating villages on the Costa del Sol, this townhouse delivers on every front. It is more than just a home; it is a gateway to an enviable life in Southern Spain.

Details

Reference	R5402830	Property Type	Terraced Townhouse
Status	Sale	Price	399,000 €
Bedrooms	3	Bathrooms	2
Build size	160 m²	Plot Size	–
Terrace	50 m²	Parking places	by request

Features

Pool, Air conditioning, Parking, Resale