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LOS ARQUEROS

995 000 €

■■■■■■■■ ■ Los Arqueros

■■■■■■■■ R5516980

3	2	119 m²	188 m²
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For Sale: Exceptional 3-Bedroom Corner Duplex Penthouse with Wraparound Terrace, Private Solarium & Panoramic Sea Views in Los Balcones A truly special three-bedroom duplex penthouse in Los Balcones, Los Arqueros, combining a privileged corner position, exceptional outdoor space and far-reaching views across the Mediterranean, mountains and surrounding landscape. The property offers 119.27 m² built, together with 97.18 m² of terraces and the exclusive use of a further 91.43 m² private rooftop solarium — giving approximately 189 m² of private outdoor space in total. The main living level is arranged around a bright and spacious living and dining area opening onto a large wraparound terrace. Thanks to the corner position, the terrace enjoys a particularly open feel and provides several distinct areas for outdoor dining, entertaining, sunbathing and relaxing. The south-west orientation brings excellent natural light throughout the day and makes the outdoor areas especially enjoyable into the evening, with beautiful views towards the sea, mountains, gardens and pool. Upstairs, the impressive 91.43 m² private solarium creates an additional outdoor retreat with an even greater sense of privacy and openness. It is an exceptional space for entertaining, creating a lounge or dining area, enjoying the sun or simply taking in the panoramic setting. Inside, the penthouse is presented in very good condition and offers three bedrooms and two bathrooms, including an en-suite bathroom. The fully fitted kitchen is complemented by a separate utility area, while marble flooring, air conditioning and fibre-optic internet add comfort and practicality. The property is offered fully furnished, making it ready to enjoy immediately as a permanent residence, luxury holiday home or investment property. Los Balcones is an established low-density community within Los Arqueros Golf & Country Club, known for its elevated setting, attractive Mediterranean architecture and impressive open views. Residents enjoy beautifully maintained communal gardens and two swimming pools, one of which is heated, extending the swimming season beyond the summer months. The development is gated and benefits from 24-hour security. The property also includes the exclusive use of a private surface parking space. Los Arqueros itself is one of Benahavís' most established residential golf communities, centred around its renowned 18-hole course designed by Seve Ballesteros. San Pedro de Alcántara, Puerto Banús, Marbella, Benahavís village and the Mediterranean beaches are all within easy driving distance. For buyers considering holiday-rental potential, the Los Balcones community permits short-term rentals, subject to the property satisfying the relevant Andalusian and municipal licensing and registration requirements. What sets this home apart is the combination of its corner position, duplex layout, wraparound living-level terrace and ■enormous ■private ■rooftop ■solarium. With ■almost ■189 ■m² ■of ■private outdoor ■space, ■superb south-west ■orientation ■and panoramic ■views, ■this ■is ■a penthouse designed ■around ■the ■Costa ■del ■Sol ■lifestyle.

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