info@hihomesmarbella.com
+34 951 084 264

Townhouse for sale in La Heredia, Benahavís

750,000 €

Reference: R5343562 **Bedrooms:** 3 **Bathrooms:** 4 **Build Size:** 167m^2 **Terrace:** 27m^2











Costa del Sol, La Heredia

Welcome to this beautiful 3-bedroom townhouse in La Heredia, one of the most charming and secure communities on the Costa del Sol.

As you arrive, a short set of steps leads you into a picturesque shared courtyard, setting the tone for the warm and inviting feel of the home. Upon entering, you are welcomed by two spacious bedrooms on the ground floor, both featuring renovated en-suite bathrooms and built-in wardrobes. This level offers comfort and privacy, ideal for guests or family, and also includes a separate laundry room.

The main living area is situated on the first floor, where natural light flows effortlessly throughout the space. The open-plan layout connects the living room and kitchen, creating a bright and welcoming environment. From here, you have access to two southwest-facing balconies, one from the living area and one from the kitchen, both offering lovely open views. A separate guest toilet adds extra convenience on this level.

On the upper floor, you'll find the third bedroom, currently used as a lounge and workspace, offering flexibility to suit your needs. From here, you step out onto the spacious rooftop terrace, where you can truly enjoy the lifestyle this property offers. With panoramic views over Marbella, Puerto Banús, the sea, Gibraltar and even the Moroccan coastline, this is the perfect place to relax and watch the sunset.

The property is equipped with new window frames, double glazing throughout, underfloor heating and central hot and cold, ensuring comfort all year round. The property is sold fully furnished.

Built in 2008, the townhouse combines modern features with the authentic Andalusian charm of La Heredia. Residents benefit from 24-hour security, two communal swimming pools (one heated), an underground parking space and a private storage room. Within the community, you'll find a bakery, butcher, restaurant and bar, all within walking distance.

The property has an LPO, and a touristic license can be applied for, making it an excellent option both as a permanent residence and as an investment.

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Features:

Features
Private Terrace
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Restaurant On Site

Orientation
South West

Climate Control
U/F Heating
Central Heating

Views
Sea
Mountain
Panoramic
Golf

Pool
Communal
Heated

Furniture
Fully Furnished

Kitchen
Fully Fitted

Security
24 Hour Security

Parking
Underground