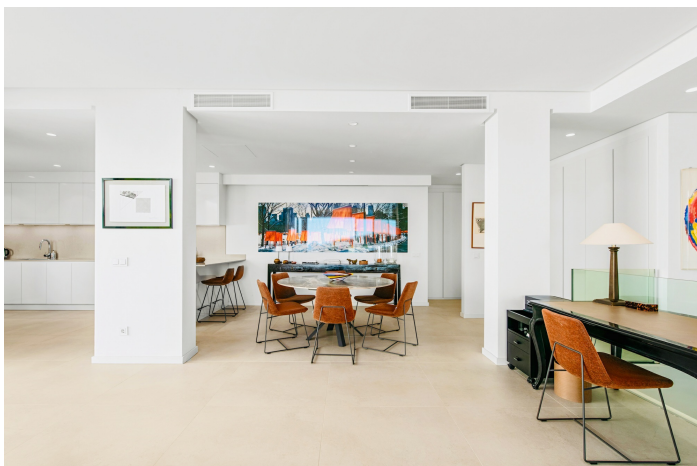




## Duplex for sale in Benahavís, Benahavís

950,000 €

Reference: 782-00032P Bedrooms: 3 Bathrooms: 3 Plot Size: 400m<sup>2</sup> Build Size: 204m<sup>2</sup> Terrace: 74m<sup>2</sup>





## Costa del Sol, Benahavís

### Key Highlights:

- Exceptional Space: 204m<sup>2</sup> total (164m<sup>2</sup> living area) + 74m<sup>2</sup> of terraces
- Stunning 400m<sup>2</sup> South-facing Garden with panoramic views of the Andalusian hills and the Sea
- Absolute Comfort: Peace, privacy, and functionality
- High-end Finishes: Independent climate control in every room, underfloor heating in bathrooms, high ceilings, guest toilet, oversized windows, ample storage, and more
- Premium Amenities: 2 underground parking spaces, storage room, elevator, gated and secure community with heated pool, gym, spa...

Located in the heart of the exclusive Marbella Club Hills estate, this 3-bedroom duplex garden apartment offers a rare lifestyle: the feeling of a private villa combined with the security and convenience of a luxury residence. Sold fully furnished, this property is ready for immediate move-in.

From the moment you enter, you will be captivated by the generous volumes (164m<sup>2</sup> of living space) and the abundance of natural light. The main level centers around a vast 74m<sup>2</sup> living area where the lounge, dining room, and modern kitchen blend perfectly. Large floor-to-ceiling windows flood the interior with light throughout the day while offering magnificent views of the surrounding hills and the Mediterranean.

The property also boasts a magnificent 400m<sup>2</sup> private-use garden bathed in sunshine, along with several terraces, covered and open, ideal for sunny mornings, alfresco lunches, summer evenings with family and friends, or simply enjoying in the fresh air.

The spacious master suite, located on this level, allows you to wake up to Sea views. It features large built-in wardrobes and direct access to the terrace and garden.

On the lower floor, two large bedrooms each feature extensive wardrobes and their own en-suite bathrooms, ensuring independence, privacy, and comfort for family or guests. Both rooms open onto a patio with garden access.

The technical specifications match the architectural standards: aerothermal energy, independent air conditioning per room, underfloor heating in bathrooms, mosquito screens, premium finishes, and excellent energy efficiency (B and C).

The property includes two underground parking spaces and a storage room, all accessible by elevator.

### A Prestigious and Exclusive Environment:

Marbella Club Hills is renowned for its exclusivity, elegant architecture, and unique blend of modern design and Andalusian charm. The North Club offers an outdoor heated pool, a fully equipped gym, a petanque court, a social area, a spa, and a hammam for relaxation. The future South Club (Phases II & III) will include an indoor pool, a gym, a social/co-working space, and outdoor sports facilities including tennis and padel courts. With only 6% of the land dedicated to construction, the community, surrounded by nature, guarantees absolute privacy and incomparable tranquility, while the gated entrance ensures total peace of mind.

Located in Benahavís, in the exclusive enclave between the renowned Marbella Club Golf Resort and the iconic Anantara Villa Padierna Palace, this exceptional property is just 20 minutes from Estepona, 30 minutes from Marbella town center,



and 55 minutes from Málaga International Airport.

The private garden, generous proportions, and pervasive light create a soothing living environment, perfect as a primary residence or a holiday retreat. Don't miss this unique opportunity to own a piece of paradise: contact us today to arrange a viewing!



## Features:

### Features

Covered Terrace  
 Lift  
 Private Terrace  
 Storage Room  
 Double Glazing  
 Fitted Wardrobes  
 Gym  
 Sauna  
 Security Entrance  
 Living Room  
 Uncovered Terrace  
 Dining Room  
 Country View  
 Guest Toilet  
 Automatic Irrigation System  
 Internet Wifi  
 Heated Pool  
 Surveillance Cameras  
 Wooden Floors  
 Video Entrance  
 Pets Allowed  
 Partial Sea Views  
 Underfloor Heating Bathrooms  
 Doorman  
 SPA  
 Individual Units AC  
 Armored Door  
 Gres Floors  
 Aerothermics  
 Internet Fibre  
 Walk in Closet  
 Mature Gardens  
 Mains Electricity Supply  
 Mains Water Supply

### Climate Control

Air Conditioning

### Views

Sea  
 Mountain  
 Panoramic  
 Garden

### Setting

Close To Golf

### Kitchen

Fully Fitted

### Condition

Excellent

### Security

Gated Complex  
 24 Hour Security

### Furniture

Fully Furnished