HI HOMES

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Townhouse for sale in Benahavís, Benahavís

485,000 €

Reference: R5402830 **Bedrooms:** 3 **Bathrooms:** 2 **Build Size:** 160m^2 **Terrace:** 50m^2











Costa del Sol, Benahavís

BENAHAVÍS VILLAGE. Excellent opportunity! Beautiful and highly comfortable GROUND FLOOR TOWNHOUSE WITH A LARGE TERRACE AND SPACIOUS PRIVATE GARAGE. Distributed on a single level with direct access from the street, providing maximum convenience. The property features 3 spacious bedrooms, two magnificent rustic-style bathrooms, one of them en-suite with a laundry area, a cozy living room with a fireplace, and a charming kitchen with direct access to the large 50 m² terrace, partially covered, offering plenty of natural light, privacy, and enough space to install a small swimming pool. Completely renovated in 2003 and presented in excellent condition. Highlights include its high-quality windows, excellent layout, and south and north orientation, providing pleasant natural light and ventilation throughout the year while maintaining a warm atmosphere in winter and a cool environment in summer. One of its greatest attractions is its location; you can easily walk to supermarkets, restaurants, schools, sports facilities, banks, and other amenities, while a bus stop is just 1 minute away. Benahavís, renowned as a gastronomic destination, is surrounded by prestigious golf courses, offering an exceptional lifestyle. In addition, it is located approximately 10 minutes by car from the Costa del Sol beaches and Marbella, and only 15 minutes from Estepona. The property includes an independent private garage, especially practical for permanent residents or golf enthusiasts. Furthermore, there are no community fees, and maintenance costs are very low, with an annual property tax (IBI) of only €232. The building consists of just two floors, with very quiet neighbours on the upper level. As an added value, there is the possibility of obtaining a TOURIST RENTAL LICENSE. An excellent opportunity as a permanent residence, holiday home, or investment in one of the most attractive villages on the Costa del Sol.

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Features:

Features
Covered Terrace
Satellite TV
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Utility Room
Barbeque
WiFi
Fiber Optic
Restaurant On Site
Courtesy Bus
Paddle Tennis

Orientation
North
South

Climate Control
Air Conditioning
Fireplace

Views
Urban
Street

Setting
Commercial Area
Close To Golf
Close To Shops
Close To Schools
Village
Town
Close To Marina
Mountain Pueblo
Close To Forest

Condition
Excellent

Pool
Room for Pool

Furniture
Optional

Kitchen
Fully Fitted

Parking
Garage
Private
Covered

Utilities
Electricity
Drinkable Water
Telephone

Category
Resale