

# Penthouse Duplex for sale in Benahavís, Benahavís

995,000 €

Reference: R4821952 Bedrooms: 3 Bathrooms: 3 Build Size: 162m<sup>2</sup> Terrace: 116m<sup>2</sup>



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## Costa del Sol, Benahavís

Presenting an immaculate three-bedroom duplex penthouse boasting breathtaking sea and panoramic views, nestled near Benahavís within the newly constructed urbanization of La Reserva de Alcuñuz. This gated enclave, named Botanic, offers remarkable communal amenities, encompassing two swimming pools, verdant landscaped areas, and vertical gardens, crafting a distinctive natural ambiance.

Graced with a modern open-plan design, this capacious penthouse comprises an inviting kitchen seamlessly merging with an elegant living space. Step onto the expansive south-facing terrace from the living room, offering abundant sunlight and captivating views of the Mediterranean Sea. Two bedrooms with two bathrooms, one en suite, grace the lower level, while the exquisite master bedroom, complete with an ensuite bathroom, resides on the top floor, providing access to the sizable solarium featuring sunbeds and a lounge area. The penthouse includes two parking spaces and a storage room.

Situated within a serene Costa del Sol locale, amidst renowned golf courses such as La Quinta Golf, Los Arqueros Golf and Los Naranjos Golf, this residence enjoys easy connectivity to San Pedro de Alcántara, Puerto Banús, Marbella, and Estepona.

Botanic stands as a distinctive residential haven, conceived with a focus on sustainability, ecology, and bioclimatic architecture. The staggered building layout optimizes views, offering an exceptional panorama stretching towards Los Arqueros Golf and beyond. Embracing green spaces, the design respects native species and trees, featuring vertical gardens and plant corridors enveloping the residential area in a unique natural embrace.

The home is meticulously outfitted with top-tier amenities, showcasing cream marble flooring, large-format bathroom cladding, seamless sliding windows connecting to the terrace, high-end appliances and fixtures, LED lighting, air conditioning, and underfloor heating in bathrooms.

Price: €995.000,-

IBI: 710,48 euro per year

Basura: 18,03 euro per year

Community Fee: 392 euro per month in case you also rent it out, otherwise 327 euros per month. There is daily cleaning in the urbanization.

Other costs: Internet 59,80 euros per month.

## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Utility Room  
Restaurant On Site  
Basement  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Pool  
Golf

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf

### Furniture

Optional

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Category

Golf  
Luxury  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Covered  
More Than One