

# Penthouse Duplex te koop in Benahavís, Benahavís

995.000 €

Referentie: R4821952 Slaapkamers: 3 Badkamers: 3 Perceelgrootte: 162m<sup>2</sup> Terras: 116m<sup>2</sup>



## 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.

## Kenmerken:

### Extra's

Overdekt terras  
Lift  
Nabij vervoer  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
Zonnebank  
WiFi  
Bijkeuken  
Restaurant op locatie  
Kelder  
Access for people with reduced mobility

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Pool Bekeken  
Golf Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

### Voorzieningen

Elektriciteit  
Drinkwater

### Zonorientatie

South

### Ligging

Commerciele omgeving  
Dichtbij golfbaan  
Urbanisatie  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Eerstelijns golf

### Meubilering

optioneel Furniture

### Beveiliging

Omheind complex  
Elektrische rolluiken  
Deurbel met intercom

### Categorie

Golf  
Luxe  
Modern

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C  
Centrale verwarming

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
overdekte parkeerplaats  
More Than One