

**Sales - House - Benahavís**  
**350.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4786621**

**Benahavís**

**House**

**Community: 984 EUR / year**

**IBI: 263 EUR / year**

**Rubbish: 18 EUR / year**



**3**



**2.5**



**157 m2**



**13 m2**

Discover your dream home in the picturesque village of Benahavís with this charming partially renovated townhouse. Boasting now 4 bedrooms (one additional one is on the top floor) , 2.5 bathrooms, this property offers a perfect blend of comfort and style. Step into the ground floor to find a fully equipped open-plan kitchen, dining, and living area, complemented by a guest toilet for added convenience. The living room extends seamlessly to a generous private terrace, providing tranquil views of the neighboring homes & the surrounding nature. Ascend the staircase to the first floor, where you'll find three bedrooms, one of which features a balcony, and two good sized bathrooms. Up on the second floor is a light flooded fourth bedroom with access to two spacious terraces, one of which offers beautiful views of the village and surrounding mountains. In the basement is a convenient private garage with direct access to the house, as well as a multi-purpose storage room, making storage and organization a breeze. Situated in a closed urbanization with a communal pool, this townhouse is ideally positioned in the heart of the village, close to a school, a kindergarten, all kind of sports facilities, a park, hiking routes, bars, restaurants and much more. This home is perfect for families with children and presents an ideal setting for comfortable living amidst the charming ambiance of Benahavís. It is a place to embrace a lifestyle of tranquility, convenience, and community. Nestled in the breathtaking mountains of Costa del Sol, Benahavís is a charming village renowned for its gourmet dining scene, stunning natural beauty, and tranquil Andalusian ambiance. With cobbled streets, whitewashed buildings, and panoramic views , Benahavís offers a perfect retreat for those seeking a blend of culinary delights and picturesque surroundings in Southern Spain.

- |  |  |  |  |   |   |
|--|--|--|--|---|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Village</li><li>✓ Mountain Pueblo</li><li>✓ Close To Golf</li><li>✓ Close To Shops</li><li>✓ Close To Forest</li><li>✓ Urbanisation</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ East</li></ul>  | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ Good</li><li>✓ Recently Refurbished</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Children`s Pool</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Pre Installed A/C</li></ul>            | <b>Views</b> <ul style="list-style-type: none"><li>✓ Mountain</li><li>✓ Urban</li></ul>                         |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Double Glazing</li></ul>   | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Optional</li></ul>  | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>  | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>                          | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Entry Phone</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li><li>✓ Private</li></ul> |
| <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li></ul>   | <b>Category</b> <ul style="list-style-type: none"><li>✓ Golf</li><li>✓ Holiday Homes</li><li>✓ Investment</li><li>✓ Resale</li></ul> |  |  |   |   |