



## PENTHOUSE DUPLEX MIT 3 SCHLAFZIMMER

📍 Benahavís

**REF# R4821952 – 995.000€**



3

Schlafzimmer



3

Bäder



162 m<sup>2</sup>

Built



116 m<sup>2</sup>

Terrace

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 Alcuzeuz. 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.



