



## MIDDLE FLOOR APARTMENT WITH 3 BEDROOMS

📍 Benahavís

**REF# R4245814 – 945.000€**

IBI

750 €/YEAR

Community

4344 €/YEAR



3  
Beds



2  
Baths



135 m<sup>2</sup>  
Built

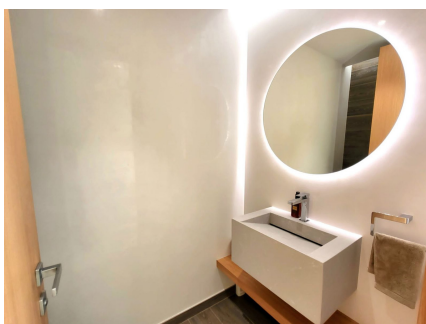
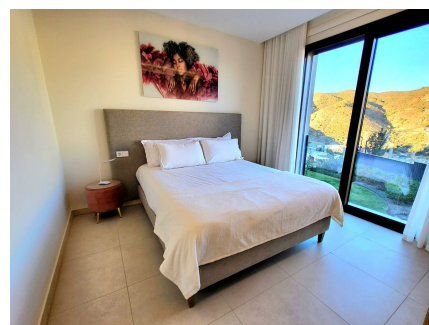
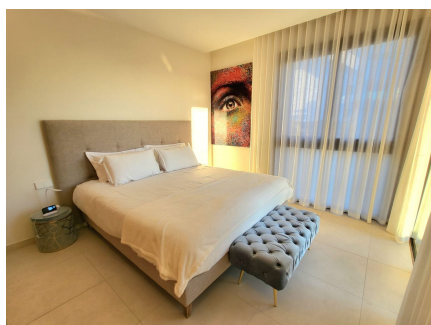


44 m<sup>2</sup>  
Terrace

Recently built, beautiful and very spacious south-southwest oriented apartment in Block 9 in Olivos, Real de la Quinta, Benahavís with views of the sea and the mountains around and where you can enjoy the sun, the sea and the nature is a reality.

(Total built area of 135.35 m<sup>2</sup>, useful area of 122.00 m<sup>2</sup> and terrace of 44 m<sup>2</sup>)

- Large terrace, designed to be enjoyed all year round with covered areas: side sun in the morning to frontal sunset in the evening.
- Maximum passage to the terrace through sliding windows that slide completely into the wall.
- A fully equipped kitchen, home automation system, electric shutters, separate laundry room with washing machine and dryer.
- Underfloor heating and air conditioning everywhere with which you can cool and heat.
- This apartment has 3 bedrooms, 2 bathrooms and a guest toilet and has currently been converted into a 2-bedroom apartment.
- However, there are 3 options in terms of future layout:
  - Retain 2 bedrooms with a large, very open living room as in the current layout.
  - Keep 2 bedrooms with a large living room and add a sofa bed if necessary.
  - Create a 3-bedroom apartment by simply replacing a dividing wall with door.
- 2 parking spaces and a large storage room in the underground garage included.
- Communal swimming pool and closed apartment block.
- Apartment for sale furnished (at €50,000) as well as unfurnished.
- Keys in the office and easy viewings.



### Bloque 9. Vivienda 913 (3D)

Total superficie construida	135.35m <sup>2</sup>
Total superficie útil *	122.00m <sup>2</sup>
Total superficie construida + comunes	154.16m <sup>2</sup>
Total superficie terraza cubierta	38.35m <sup>2</sup>
Total superficie terraza abierta	5.88m <sup>2</sup>
Total superficie terrazas	44.23m <sup>2</sup>
Total superficie jardín	0.00m <sup>2</sup>

\* Superficie útil según decreto 218 / 2005

La superficie mostrada en el plano corresponde a superficie útil

