



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 Los Arqueros

REF# R5354227 – 395.000€

IBI

514 €/YEAR

Garbage

18 €/YEAR

Community

2208 €/YEAR



2

Beds



2

Baths



94 m<sup>2</sup>

Built



19 m<sup>2</sup>

Terrace

Situated in the prestigious Los Arqueros Golf & Country Club in Benahavís, this beautifully maintained apartment in the sought-after "Los Pinos" phase offers a prime opportunity for luxury living or a high-yield investment. Crucially, the property already holds a valid rental license (!!!), making it a "turn-key" solution for those looking to generate immediate vacation rental income in one of the coast's most popular golf resorts. Boasting a total built area of 113 m<sup>2</sup>, the apartment features a bright and spacious living-dining area that

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opens directly onto a 19 m<sup>2</sup> private terrace, ideal for al-fresco dining while overlooking the manicured communal gardens. The interior comprises 2 generous bedrooms and 2 bathrooms, including a master suite with an en-suite bathroom. The independent kitchen comes fully fitted and includes a practical separate utility room. A standout feature of this property is the inclusion of an exceptionally large underground parking space of 28 m<sup>2</sup>. Los Pinos is a secure gated community offering 24-hour security, multiple swimming pools, and lush gardens. You are just minutes away from the clubhouse facilities (gym, tennis, restaurants), and only a 10-minute drive from the beach and the glamour of Puerto Banús. Additionally, being located in the Benahavís municipality, owners benefit from some of the lowest property taxes (IBI) on the coast.

