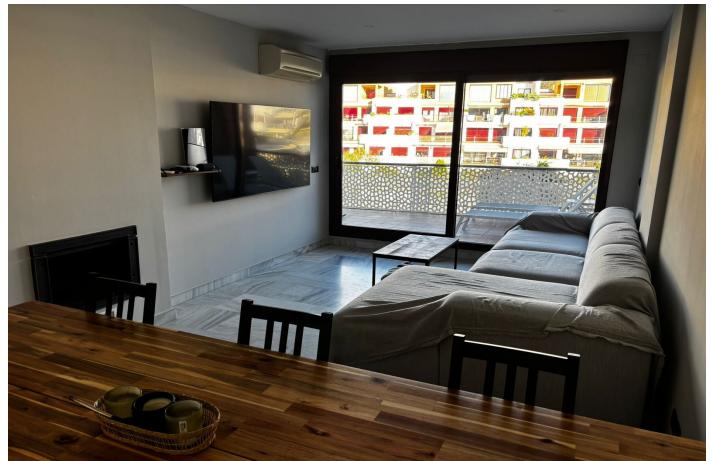




## Middle Floor Apartment for sale in Benahavís, Benahavís

**285,000 €**Reference: R5258839   Bedrooms: 1   Bathrooms: 1   Build Size: 92m<sup>2</sup>   Terrace: 20m<sup>2</sup>



## Costa del Sol, Benahavís

Charming 1-Bedroom Apartment in Parque Botánico Urbanisation – Estepona, with Resort Amenities Discover this impeccable 1-bedroom apartment in the prestigious Parque Botánico urbanisation, a luxurious gated community in Estepona on the sun-drenched Costa del Sol – renowned for its serene location between the mountains and sea, offering resort-style living with lush botanical gardens, multiple swimming pools (including heated indoor and outdoor options), a state-of-the-art gym, spa with sauna and jacuzzi, tennis courts, and 24-hour security. This prime spot provides easy access to pristine beaches (10-15 minutes), world-class golf courses like Los Flamingos, international schools, supermarkets, and the A-7 for quick trips to Puerto Banús or Málaga Airport – ideal for year-round living or investment in Estepona's thriving 2025 market, where similar properties average €300,000-€450,000 with strong rental yields of 5-7% amid growing demand for eco-friendly resorts. Spanning 92 m<sup>2</sup> of built space on a mezzanine exterior floor with convenient lift access and desirable south-east orientation for abundant natural light, this well-maintained residence boasts a functional layout: one spacious bedroom with fitted wardrobes, a modern bathroom, a living-dining room with fully equipped kitchen, and a generous 20 m<sup>2</sup> terrace perfect for relaxation or al fresco dining. Premium features include air conditioning throughout, individual electric heating, and a garage space equipped with electric car charging installation, plus a 5 m<sup>2</sup> storage room – all enhancing everyday convenience. The urbanisation's exceptional amenities include expansive gardens, pools, and a welcoming community atmosphere, ensuring low-maintenance luxury. This turnkey property is a rare find for comfortable living or rentals – contact us today to arrange a viewing!



## Features:

| Features                                | Orientation      | Climate Control  |
|---|------------------|------------------|
| Covered Terrace                         | East             | Air Conditioning |
| Lift                                    | South            | Fireplace        |
| Near Transport                          |                  |                  |
| Private Terrace                         |                  |                  |
| Satellite TV                            |                  |                  |
| Storage Room                            |                  |                  |
| Ensuite Bathroom                        |                  |                  |
| Marble Flooring                         |                  |                  |
| Double Glazing                          |                  |                  |
| 24 Hour Reception                       |                  |                  |
| Fitted Wardrobes                        |                  |                  |
| Solarium                                |                  |                  |
| WiFi                                    |                  |                  |
| Gym                                     |                  |                  |
| Sauna                                   |                  |                  |
| Games Room                              |                  |                  |
| Paddle Tennis                           |                  |                  |
| Tennis Court                            |                  |                  |
| Jacuzzi                                 |                  |                  |
| Barbeque                                |                  |                  |
| Restaurant On Site                      |                  |                  |
| Fiber Optic                             |                  |                  |
| Access for people with reduced mobility |                  |                  |
| Views                                   | Setting          | Condition        |
| Garden                                  | Close To Golf    | Excellent        |
| Courtyard                               | Urbanisation     |                  |
| Lake                                    | Close To Town    |                  |
|   | Close To Schools |                  |
| Pool                                    | Furniture        | Kitchen          |
| Communal                                | Optional         | Fully Fitted     |
| Heated                                  |                  |                  |
| Indoor                                  |                  |                  |
| Children's Pool                         |                  |                  |
| Garden                                  | Security         | Parking          |
| Communal                                | Gated Complex    | Underground      |
|   | 24 Hour Security | Garage           |
|   | Alarm System     | Private          |
|   |                  | Communal         |