



## 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 Flamings, 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

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Barbeque  
WiFi  
Gym  
Fiber Optic  
Jacuzzi  
Solarium  
Sauna  
Games Room  
Restaurant On Site  
Tennis Court  
Paddle Tennis  
Access for people with reduced mobility

### Views

Garden  
Courtyard  
Lake

### Pool

Communal  
Heated  
Indoor  
Children`s Pool

### Garden

Communal

### Orientation

East  
South

### Setting

Close To Golf  
Urbanisation  
Close To Town  
Close To Schools

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Communal