



## MIDDLE FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN BENAHAVÍS

Benahavís

REF# R4245814 – 945.000€

3	2	135 m <sup>2</sup>	44 m <sup>2</sup>
Beds	Baths	Built	Terrace

Recently built, beautiful and very spacious south-southwest oriented apartment in Block 9 in Olivos, Real de la Quinta, Benahavis 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 *	
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

