

## Townhouse for sale in La Heredia, Benahavís

765,000 €

Reference: R4850074 Bedrooms: 3 Bathrooms: 4 Build Size: 167m<sup>2</sup> Terrace: 27m<sup>2</sup>



## Costa del Sol, La Heredia

Charming 3-Bedroom townhouse in La Heredia with panoramic views!

Imagine this: as you approach this beautiful townhouse, you walk up a few steps that lead you to a charming shared courtyard, where you'll find the front door to your new home.

Upon entering, you're welcomed by two spacious bedrooms on the ground floor, each comes with beautifully renovated ensuite bathrooms. It's the perfect setup for guests or family members who want their own private space. There's also a separate laundry room tucked away on this level, keeping everything organized and convenient.

Heading upstairs, you'll find yourself in the heart of the home—the open-plan living area. The bright living room seamlessly connects to the modern kitchen, creating a warm and inviting space for entertaining or everyday living. Here, you'll find not one, but two balconies—one off the living room and another off the kitchen. Both balconies are perfectly oriented to the southwest. Large windows flood the area with natural light, and there's also a separate guest toilet on this floor for added convenience.

Continue up to the next level, and you'll discover the third bedroom. Currently set up as a cozy lounge/work area, this room offers flexibility to adapt to your needs. From here, step outside onto the spacious rooftop terrace, an absolute gem of the property.

Now, picture this: transform the rooftop into your personal oasis. Add some potted plants, a small bbq, and some other nice decorations, and you've got the perfect spot to enjoy long summer evenings, watching the sun dip below the horizon with views stretching across Marbella, Puerto Banús, Gibraltar, and even the coast of Africa. With this space, every evening could end with a sunset toast under the stars.

This townhouse, built in 2008, combines modern living with the traditional Andalusian charm of La Heredia. You'll enjoy 24-hour security, two communal pools (one heated), and the added convenience of an underground parking space and a separate storage room. All this, in a charming community complete with a local bakery, bar, butcher, and restaurant, you'll feel like you're part of something truly special.

This property comes with an LPO (Licencia de Primera Ocupación), meaning it meets all legal requirements for occupancy. With this license, you can easily apply for a touristic license, making it a fantastic option for rental investment!

If you're looking for a home with breathtaking views, modern living, and a peaceful atmosphere, this is the one for you. Come and see it for yourself!

- Los Naranjos Golf Club: 6,8 km
- Los Arqueros golf & Country club: 3 km
- Playa de San Pedro de Alcantara: 7 km
- Puerto Banus: 9 km
- Marbella Center: 18 km
- Estepona center: 23 km
- Malaga Airport: 67 km

## Features:

### Features

Private Terrace  
Storage Room  
Ensuite Bathroom  
24 Hour Reception  
Fitted Wardrobes  
Bar  
Restaurant On Site

### Views

Sea  
Mountain  
Panoramic  
Country  
Street

### Pool

Communal  
Heated

### Garden

Communal

### Utilities

Electricity  
Gas

### CO2 Emission Rating

E

### Orientation

South West

### Setting

Close To Golf  
Urbanisation

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Resale

### Climate Control

Cold A/C  
Hot A/C  
Fireplace  
Central Heating

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground

### Energy Rating

E