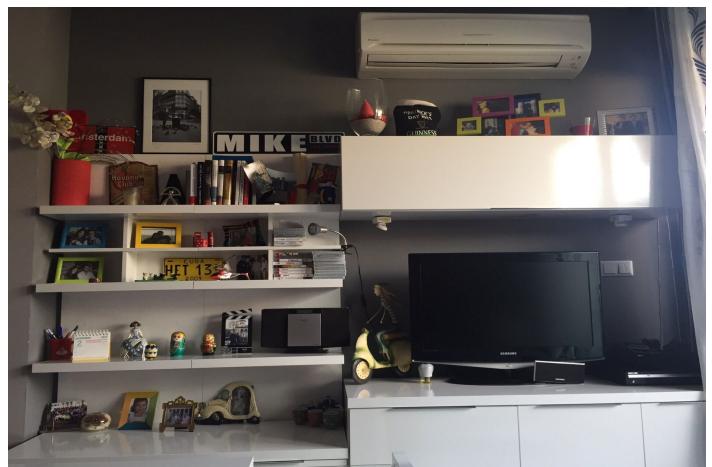




## Middle Floor Apartment for sale in Benahavís, Benahavís

**370,000 €**

Reference: R5215612 Bedrooms: 2 Bathrooms: 2 Build Size: 99m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Benahavís

Available for viewings, even though rented until July 2026

This exceptional apartment in the prestigious Parque Botánico urbanisation, nestled within the luxurious Los Flamingos enclave in Benahavís on the sun-kissed Costa del Sol, represents a rare opportunity for discerning buyers seeking an unparalleled blend of quality living, secure investment, and natural serenity. Currently rented until July 2026, it offers immediate rental income potential in a high-demand area known for its exclusivity and appreciation. Positioned between the glamour of Marbella and the charm of Estepona, this gated community—part of the renowned Los Flamingos resort—boasts breathtaking views over the Mediterranean Sea, majestic mountains, and three championship 18-hole golf courses, including the acclaimed Los Flamingos Golf. Just a short drive from Puerto Banús (10 minutes), San Pedro de Alcántara, international schools like the British International School of Marbella, supermarkets, and medical centres, it provides seamless access to the A-7 motorway while embracing a protected natural environment ideal for families or retirees craving tranquillity without isolation.

Spanning 99 m<sup>2</sup> of elegantly designed space on the third floor with convenient lift access and an east-facing orientation for morning sunlight, this bright and functional residence is perfect as a primary home or holiday retreat. The layout features two spacious bedrooms with fitted wardrobes and en-suite bathrooms, a generous living-dining area flowing onto a private terrace with open vistas of tropical gardens and green spaces, and a fully equipped kitchen with high-end appliances. Premium finishes include marble flooring, bespoke carpentry, central air conditioning with individual heating, and energy-efficient systems earning an A-rated certificate for both consumption and emissions—ensuring low running costs and sustainability. Included in the price are a dedicated garage space and storage room, adding everyday convenience.

The secure, resort-style community offers 24-hour security, controlled access, outdoor and indoor swimming pools, a luxurious spa, state-of-the-art gym, tennis and paddle courts, and meticulously landscaped botanical gardens with winding paths, cascades, and exotic flora—creating a verdant oasis for relaxation. With impeccable maintenance and a consolidated residential atmosphere, Parque Botánico epitomises Mediterranean elegance. Whether for personal enjoyment or as a high-yield investment in Benahavís' thriving market—famed for over 300 sunny days a year, cultural vibrancy, and proximity to elite golf like Valle Romano—this property delivers comfort, exclusivity, and long-term value. Enquire today to secure your piece of paradise.



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift		Pre Installed A/C
Near Transport		Cold A/C
Private Terrace		Hot A/C
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
Solarium		
WiFi		
Gym		
Sauna		
Paddle Tennis		
Tennis Court		
Utility Room		
Jacuzzi		
Restaurant On Site		
Fiber Optic		
Access for people with reduced mobility		
Views	Setting	Condition
Mountain	Close To Golf	Good
Garden	Urbanisation	
Pool	Close To Town	
Forest	Close To Schools	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Heated		
Indoor		
Children`s Pool		
Garden	Security	Parking
Communal	Gated Complex	Underground
	24 Hour Security	Garage
	Entry Phone	Private
		Covered