



## Penthouse Duplex for sale in Benalmadena Costa, Benalmádena

1.499.000 €

Referencia: R4858822 Dormitorios: 3 Baños: 2 Construido: 155m<sup>2</sup> Terraza: 105m<sup>2</sup>





## Costa del Sol, Benalmadena Costa

MASSIVELY REDUCED - Stunning 3 bed corner duplex Penthouse only 100m to beach, shops & restaurants, with breathtaking 180° Mediterranean sea views. Located in exclusive El Higuero Spa / Sports community with Beach Club.

### PENTHOUSE (228m2 total construction)

3 double bedrooms, 2 luxury bathrooms, lovely modern open-plan living space with lounge, dining and designer fitted kitchen. Separate utility room plumbed for washing machine & dryer, accessed from covered terrace. Fantastic light from the panoramic windows, premium porcelain flooring throughout, including luxury underfloor heating and a state-of-the-art smart-home system for modern living. All bedrooms come with built-in wardrobes offering ample storage.

### STUNNING TERRACE & SOLARIUM

Breathtaking panoramic sea & coast views from its incredible south /south east corner covered terrace & open sunny solarium with lots of space for sun beds, lounge set, dinning table, bbq area etc. etc. for luxury living & entertaining.

### 2 X PARKING & STORAGE (+ 32m2)

Includes 2 underground parking spaces, plus a storage room.

### DEVELOPMENT

The development offers amazing seaviews luxury reserve communal areas, including an infinity pool, gym, sauna, Turkish bath, green areas, chill-out area and solarium. The furnishings and installations of the communal areas are like new, as the development was only finished in 2024. A blue flag 7 km long sandy beach and a wonderful promenade are only a short walk from the property.

### EI HIGUERON COMMUNITY

24-hour security, commercial centre with supermarket, pharmacy, coffee shop & various restaurants including one with a Michelin star. Luxury 5 star hotel, sports club with gym, paddle & tennis courts, beach volley ball, yoga & pilates classes etc. Fantastic Spa with 13 treatment rooms, 3 hydrotherapy cabins, physiotherapy centre, beauty salon, seaviews & reserve relaxation areas.

### LOCATION

Located near the beach (in El Higuero) on the border between Fuengirola and Benalmádena, this location is hard to beat, being just 100 metres from the beach of Carvajal and only a short walk to the train station, making travelling to other towns, Airport and the beautiful Malaga City / Port very easy without a car. In addition to its incredible seaviews & privileged location close to the beach, this reserve luxury penthouse for sale is close to supermarkets, restaurants, beach bars, hotels, schools and bus stops etc.

### LOWER BUYING COSTS

Buying a rare modern resale from one of the early investors in this luxury development, means you can secure one of the best located properties and views. But importantly the buying costs are less than buying new, by avoiding the 10% iva / tax and the Regional Government 1.5% new build tax.

The vendor has informed us that:

Community Charges are approx. € 415 per month.

IBI (Council Tax) is: approx. € per annum.

BASURA (Rubbish Bill) is approx. € per annum.

With its LPO (first occupation License) this would make a superb "buy to Holiday let" investment or luxury



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permanent / holiday home.

This stunning corner duplex penthouse for sale is not only located in one of the best / newest developments in the area, but also the actual unit is probably the best position in the whole development with breathtaking 180° panoramic sea / beach views.

Exclusive Listing, keys in Office. Call now to reserve or arrange viewing.



## Características:

### Características

Terraza Cubierta  
Ascensor  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Doble acristalamiento  
Armarios Empotrados  
Solario  
Gimnasio  
Sauna  
Lavadero  
Domotica

### Vistas

Vistas al Mar  
Vistas Panorámicas  
Vistas a Piscina  
Vistas a Playa

### Piscina

Piscina Comunitaria

### Aparcamiento

Parking Subterráneo  
More Than One

### Orientación

Sur

### Posición

Lado de la Playa  
Cerca de Golf  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Marina

### Jardin

Jardín Comunitario

### Categoría

Inversion  
Lujo  
Reventa

### Climatización

Aire Acondicionado  
Suelo Radiante

### Estado

Excelente estado de conservación

### Seguridad

Recinto Cerrado