



## Penthouse Duplex for sale in Benalmadena Costa, Benalmádena

1.499.000 €

Referentie: R4858822 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 155m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
Zonnebank  
Sportschool  
Sauna  
Bijkeuken  
Domotics  
**Uitzicht**  
Zeezicht  
Weids  
Pool Bekeken  
uitzicht op het strand

### Zwembad

Gemeenschappelijk zwembad

### Parkeergelegenheid

ondergrondse parkeergarage  
More Than One

### Zonorientatie

zuiden

### Ligging

Dicht bij strand  
Dichtbij golfbaan  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij jachthaven

### Tuin

gemeenschappelijke tuin

### Categorie

Investering  
Luxe  
Bestaande bouw

### Klimaatbeheersing

Airconditioning  
Vloerverwarming

### Huidige Staat

Uitstekende conditie

### Beveiliging

Omheind complex