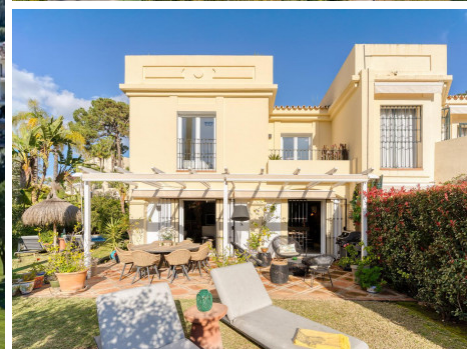




### La Quinta Hills, Benahavis

Excellent, corner 3 bed townhouse with private pool and with golf, mountain and partial sea views in La Quinta, Benahavis

bedrooms **3**    bathrooms **2**    built m<sup>2</sup> **240**    plot m<sup>2</sup> **300**



community **311 €**  
month

garbage **18 €**  
year

IBI **760 €**  
year

for sale **1.275.000 €**



## La Quinta Hills, Benahavis

# Excellent, corner 3 bed townhouse with private pool and with golf, mountain and partial sea views in La Quinta, Benahavis

Fully renovated, two-level townhouse with large private garden with private swimming pool and a sunny roof terrace enjoying panoramic sea, golf and mountain views, in the secure, well-maintained gated complex of La Quinta Hills, in Benahavis.

West facing and favoured by its privileged elevated position, the property comprises, on the ground floor: entrance hall, bright open plan layout including a living area and formal dining area, both leading to a porch with pergola and the private garden, fully fitted and equipped modern kitchen with adjoining utility room. First floor: spacious master suite with en-suite bathroom with access to a terrace overlooking the golf course towards the mountains and with partial sea views. Complete this level, two guest bedrooms sharing a guest bathroom, one of the bedrooms with access to the upper level terrace. Rooftop solarium with a built-in lounge, to enjoy the panoramic views!

As it is a corner unit, the private garden is unusually large and boasts a family swimming pool surrounded by the beautiful landscaped private grounds. At the porch, there is a sitting and barbecue area, ideal for al fresco dining and entertaining.

The community offers gardens and 3 swimming pools and is situated close to La Quinta Golf Club and its amenities including a SPA & gym. Within a 5-10-minute drive there 3 Championship level golf courses, Puerto Banús, the beach, San Pedro de Alcántara and all amenities.

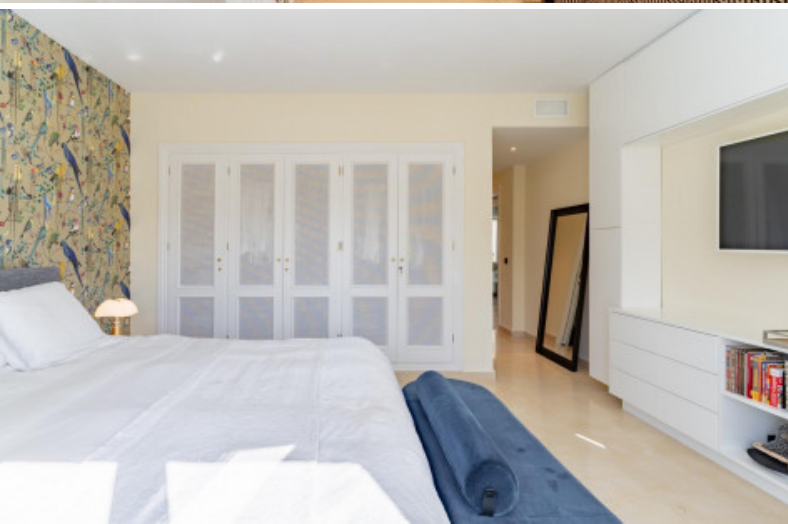
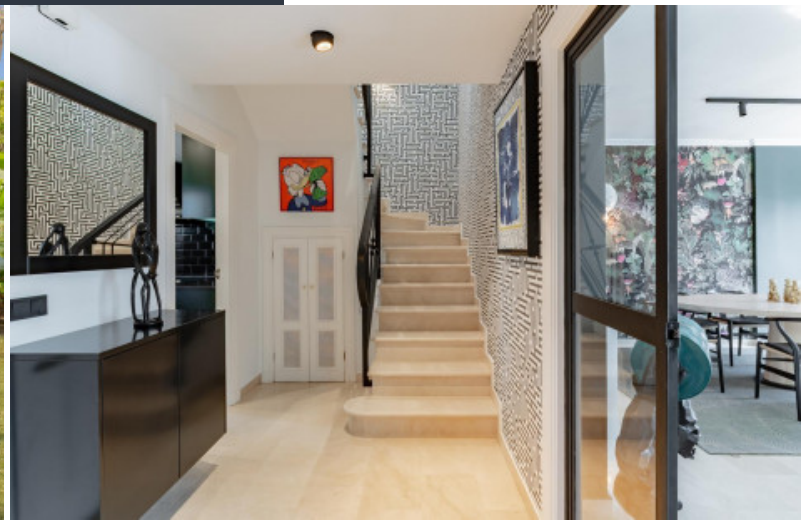
|               |                            |                 |               |             |             |
|---------------|----------------------------|-----------------|---------------|-------------|-------------|
| Reference     | T3293                      | Beds            | 3             | Built m²    | 240         |
| Type          | Town House                 | Baths           | 2             | Interior m² | ---         |
| Location      | La Quinta Hills, Benahavis | En-suite Baths  | 1             | Terrace m²  | ---         |
|               |                            | Guest Toilets   | 1             | Plot m²     | 300         |
|               |                            | Pax             | ---           |             |             |
| Pool          | Private                    | Community       | 311 € / month | Levels      | 2           |
| Garden        | Private                    | Garbage         | 18 € / year   | Floor       | ---         |
| Garage        | Carport                    | IBI             | 760 € / year  | Orientation | West        |
| Parking slots | 1                          | Construct Year  | 1994          | EPC         | In Progress |
|               |                            | Renovation year | 2019          |             |             |

For sale

**1.275.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

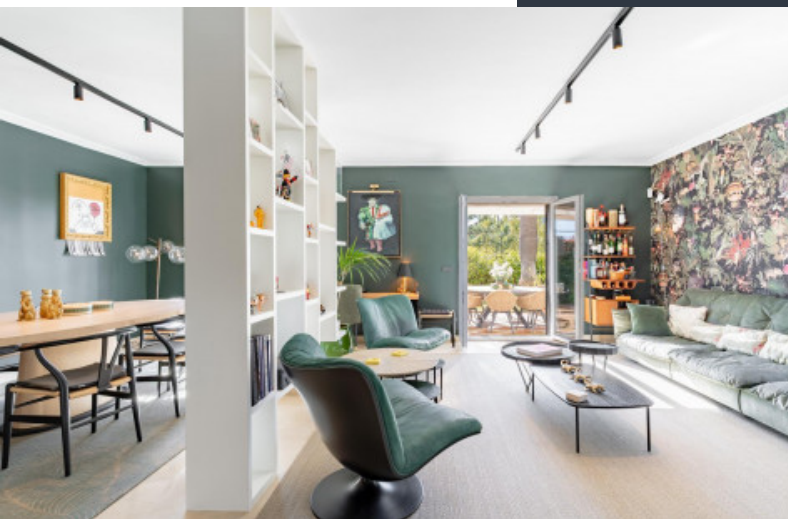














T3293



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