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Apartment in Benahavís

Reference: R5411266

Bedrooms: 3	Bathrooms: 3	M²: 188	Price: 549,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	Printing day : 31st October 2026

Overview:Set in Alto de los Arqueros, one of Benahavís' most peaceful and established residential areas, this Mediterranean duplex apartment offers a rare combination of space, privacy, generous terraces and open views across the golf course, the mountains and the Mediterranean Sea. Thanks to its southeast orientation, the property enjoys soft natural light from the early morning, filling the interiors with warmth and making the terraces one of its greatest features. From here, you can admire the golf course, the mountains and the sea, creating the perfect setting for sunny breakfasts, outdoor dining, relaxed afternoons or evenings with a view. With 188 m2 built and 74 m2 of terraces, the property offers a comfortable and bright layout with a distinct Mediterranean character. Its Andalusian architecture, generous proportions and constant connection with the outdoors give it charm and personality, while also offering excellent potential to be personalised and transformed into a truly special home. The main living room is spacious and welcoming, with a fireplace and direct access to a glazed terrace that allows the views to be enjoyed throughout the year. From here, the space continues onto an open terrace, ideal for outdoor living at any time of day, with the landscape as a beautiful backdrop. The independent kitchen is fully equipped and includes a practical laundry area. The sleeping area offers three generously sized bedrooms, all with en-suite bathrooms and access to a terrace. Each bedroom enjoys its own outdoor space, enhancing the sense of privacy, natural light and connection with the surroundings. The views, also present in this part of the home, create a calm and pleasant atmosphere for both family and guests. The property also includes a room suitable for use as an office, as well as a private parking space and storage room, adding comfort and practicality to everyday living. Located within a gated community with 24-hour security, Alto de los Arqueros is one of the most highly regarded residential areas in Benahavís, appreciated for its tranquillity, well-maintained surroundings and proximity to the prestigious Los Arqueros Golf & Country Club, designed by Severiano Ballesteros. The complex offers beautifully maintained gardens, two communal swimming pools and guest parking, all surrounded by nature and with a wonderful sense of privacy. Just a short drive from San Pedro de Alcántara, Marbella, the beaches and a wide range of services, this property is ideal for those seeking a Mediterranean duplex apartment with views, outdoor space and excellent potential in one of the most desirable areas of Benahavís. Estimated costs payable by the buyer: The purchase is subject to Transfer Tax (ITP) pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the price stated in the title deed and the cadastral reference value (Article 10 of the Revised Text of the Transfer Tax and Stamp Duty Act – TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of the public deed before a Notary and registration at the Land Registry are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. As a general estimate, notary fees may range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative handling fees (gestoría), if voluntarily appointed, are freely agreed and are estimated to range between €300 and €500. The municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller pursuant to Article 104 of the Revised Text of the Local Finance Act (TRLRHL). Total estimated cost payable by the buyer: [XXX,XXX] (+10%) This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) of the Revised Text of the General Law for ■the ■Protection ■of ■Consumers ■and Users (TRLGDCU). The final ■amount ■will depend ■on the ■specific circumstances of the transaction ■and ■the buyer. Agency ■fees ■are ■payable ■by ■the ■seller. ALA

Features:

Town, Pool, Sea views, None, Garden, Alarm system, Parking, Resale