

## Town House for sale in Benahavis, Costa del Sol

4 Bedrooms | 3 Bathrooms | 372 m<sup>2</sup> Interior | 156 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,003 IBI | € 18 Rubish tax | € 498 Community fees



### Property Description

Charming spacious townhouse located in Los Almendros, within the gated community of Los Arqueros Golf, offering privacy, security and an exceptional lifestyle in Marbella.

The property stands out for its impeccable condition, being fully move-in ready, ideal for opening your suitcases and immediately enjoying Marbella's renowned climate and lifestyle.

The main floor features a generous living area, seamlessly connected to the kitchen and the dining area, with fireplace. Direct access to the outdoor area with terrace and a private garden of over 135 m<sup>2</sup>, enjoying partial sea views. The community is small and well maintained, with two communal swimming pools that are typically enjoyed as if they were almost private.

The house offers a total of 263 m<sup>2</sup> of interior living space, complemented by over 100 m<sup>2</sup> of terraces across two levels. Accommodation includes four bedrooms, three bathrooms, a guest toilet, and a substantial basement level. Private garage.

The basement is a particularly attractive feature. In great condition, it offers a versatile open-plan

space, a true blank canvas, allowing future owners to customise it according to their needs, whether as a gym, additional bedrooms, games room, cinema room, storage area or similar uses.

Beyond the security and controlled access of the community, the property benefits from an excellent location, with convenient connections to Marbella town, Puerto Banús, San Pedro de Alcántara, and direct access to the main road network. It is also close to shops, private schools, leisure facilities, and several renowned golf courses.

If you would like to visit it, do not hesitate to contact us.