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■■■■■■■■■■■■ ■ Benahavís

■■■■■■■■■■■■: R5327872

■■■■■■■■: 2 ■■■■■■■: ■■ ■■■■■■■■ M²: 255 ■■■■■: 1 295 000 €

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■■■■■■■■■:Exceptional south-facing apartment with great potential for extension in Capanes del Golf, Benahavís This spacious ground floor apartment with south orientation is located in the prestigious Capanes del Golf development in Benahavís, offering 202 m² of interior space, plus 53 m² of terraces and 72 m2 of storage space attached to the apartment, all on a single level, in a tranquil and privileged setting surrounded by nature and golf courses. The property stands out for its generous interior spaces, featuring a bright and expansive living-dining room, two large bedrooms, two full bathrooms and a guest toilet, as well as a new contemporary kitchen with a central island, pantry, and direct access to a private terrace. The property also includes a separate laundry room and walk in closets, providing a high level of functionality and comfort. The living room opens through large sliding doors to a spacious private terrace, offering pleasant open views of the gardens, mountains, and golf course. Thanks to its excellent south orientation, the apartment receives abundant natural light throughout the day, and the terrace provides a particularly peaceful and private atmosphere, free from traffic noise—ideal for enjoying the Mediterranean lifestyle. One of the most exclusive and rare features of this property is its large storage room, located on the same level as the apartment . This space offers extraordinary potential to be integrated into the home, allowing the living area to be extended to approximately 274 m². This opens up the possibility of creating additional bedrooms, a cinema room, gym, leisure area, or an elegant guest suite, significantly increasing the value of the property. The apartment is equipped with excellent qualities, including air conditioning cold and heating, double glazing, electric shutters, fitted wardrobes, and spacious covered and uncovered terraces, designed to enjoy an indoor-outdoor lifestyle all year round. The property also includes a private parking space and storage room. Capanes del Golf is one of the most exclusive and sought-after developments in Benahavís, a gated community with 24-hour security, set within approximately 50,000 m² of lush tropical gardens. Residents enjoy magnificent facilities, including five outdoor swimming pools, an indoor heated pool, gym, spa, sauna, and Turkish bath. The location is ideal, just a few minutes from San Pedro de Alcántara, Puerto Banús, and the beaches, surrounded by some of the best golf courses on the Costa del Sol and close to international schools, restaurants, and all amenities. A unique opportunity to acquire an exceptionally spacious home with great potential for extension in one of the most sought-after residential areas on the Costa del Sol, combining tranquility, privacy, and excellent connections to Marbella and the coast.

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