

**reference:** 2206-956\_ALA/4316

**property type:** house Adosado

**sale/rent:** for sale

**price:** 545.000 €

**condition:** Buen estado



**address:**

**Nº: floor:** 0

**town:** Benahavís

**province:** Málaga

**postal code:** 29679

**zone:** Los almendros

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kgCO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

<b>sqm built:</b>	185	<b>lift:</b>	no	<b>floor:</b>	parquet
<b>living area:</b>	151	<b>pool:</b>	yes	<b>air conditioner:</b>	
<b>plot sq.meters:</b>	300	<b>garages:</b>	0	<b>hot water:</b>	
<b>sqm terrace:</b>	0	<b>terraces:</b>	1	<b>fuel:</b>	
<b>bedrooms:</b>	4	<b>storage room:</b>	yes	<b>orientation:</b>	
<b>bathrooms:</b>	2	<b>garden:</b>	yes	<b>antiquity:</b>	
<b>toilets:</b>	0	<b>courtyard:</b>	no	<b>outward/inward:</b>	
<b>cupboards:</b>	0	<b>furnished:</b>	no	<b>community fees/month:</b>	

**description:**

Exceptional southwest-oriented townhouse distributed onto two floors. On the main floor we find a bright combined lounge and dining area with fireplace and access to a large terrace with amazing panoramic views. In addition to the fully equipped kitchen with high quality Siemens appliances, an office / bedroom and small bathroom are also on this floor. On another floor we find the master bedroom with dressing room and en suite bathroom, three bedrooms and another bathroom. The location is perfect, it is located in a very peaceful closed urbanisation called La Resina, within Puerto del Almendro, equipped with surveillance cameras. In the complex we find gardens and a fantastic saltwater pool. It is very well connected, less than 10 minutes from Puerto Banus, the best golf courses and the beach. This is a great property, perfect for golf enthusiasts or buyers looking for tranquillity, located in a unique natural setting. ALA