



## ROYAL MARBELLA GOLF RESORT 3 BED DUPLEX FULLY RENOVATED AND FURNISHED

 BENAHAVÍS

REF# IE22477 365.000 €

BEDS

3

BATHS

BUILT

m<sup>2</sup>

“Situated on a stunning plot overlooking El Paraiso Golf, Royal Marbella Golf Resort offers full service hotel style facilities combined with the independence of your own apartment. Flanked by golf courses on two sides, with views out to sea and across to the La Concha mountain, this is a rare opportunity to purchase in an unspoiled area where no further development can take place. The setting is comfortable and private, with year round facilities including reception / concierge, café, gym and co-working facilities available to all owners and guests. It’s the perfect option for sophisticated family accommodation in Marbella – offering modern style in a classic Mediterranean setting.

It is nearing completion of a 6,000,000 Euro refurbishment program. Ready for completion with a delivery date in February 2023. All apartments will be delivered with a complete refurbishment including new kitchen, new bathrooms and designer furniture pack, with an extensive list of bespoke options available at no extra cost. Furthermore all units are delivered completely turnkey, with preinstalled fibre optic, televisions, plus all soft furnishings and kitchenware.

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# IDILIQ

ESTATES

The area El Paraiso is situated at the base of the Benahavis mountain, equidistant between both Malaga & Gibraltar international airports around 45 minutes by car. It also sits central to the popular towns of Marbella and Estepona both just 11km to the East and West respectively. Benahavis town, a traditional Andaluz white village and gastronomic hub offering over 60 restaurants and idyllic mountain views is just 6km and less than 10 minutes by car in land, and with the local beach bars just 1.5km to the south everything you could possibly need is on your doorstep. For golf lovers there are no less than 9 full 18 hole courses within 5km, truly living up to the Costa del Sol's alter ego as the Costa del Golf.

The apartments benefit from contemporary styling in a neutral pallet of warm azures and the exterior refurbishment leans into the traditional Andalucian aesthetic of its surroundings, with hand made tile water features and decorate planters throughout. The pool decks benefit from decked areas and plush four poster sun loungers, and a series of small court yards throughout finished with pergolas make beautiful areas to enjoy the communal areas of the development.

With a fully serviced rental management scheme in place delivered by the largest hotelier on the Costa del Sol, management affiliation to Homes & Villas by Marriott International, and a guaranteed 6% rental return on your property this development is also a standout investment property, for those looking for a second home or investment this development is an absolutely must see.

