



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN EL PARAISO

 El Paraiso

REF# R5075278    315.000 €

BEDS

2

BATHS

2

BUILT

60 m<sup>2</sup>

TERRACE

12 m<sup>2</sup>

### Exclusive Listing

Enviably positioned corner ground floor apartment with enhanced privacy, offering views to the exquisite community Andalusian gardens and golf course greens encapsulated by multiple tall tropical palms.

Situated within a prestigious community in El Paraiso Alto, Benahavis, an area of outstanding natural beauty and tranquillity, consistently chosen by industry professionals as a top recommended golf and residential choice designed within outstanding tropical gardens and offers direct access on foot from the community onto the famous El Paraiso Alto 18 hole golf course green.

From within the beautifully maintained Andalusian design environment of the community, a convenient gated courtyard accesses the main entrance of the property.

Upon entry, a traditional kitchen is situated on front of a remarkable air conditioned lounge and dining area complimented with bamboo and oriental style furniture.

The lounge offers views to an exquisite gardens with Roman Garden feature expertly designed within the

+34 951 123 083 | +44 (0)330 179 8687 | [info@idiliqestates.com](mailto:info@idiliqestates.com) Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlaucia

communal tropical palm gardens. A spacious exterior dining and relaxation terrace with an abundance of immaculately maintained flat garden area perfect for sunbathing and relaxation is situated directly on front of the covered terrace and equipped with an awning.

The Master bedroom ensuite offers truly stunning golf course views, complimented with original Andalucian furniture, white double panelled wardrobes and air-conditioning installed.

A double guest bedroom is accessed from a private corridor from the lounge. The guest bedroom is equipped with 2 single beds, double panelled wardrobes and air-conditioning and offers stunning views to the Bougainvillea filled tropical palm gardens. A spacious fully renovated Andalucian bathroom with a bathtub adjoins the guest bedroom.

Convenient double store room built inside the courtyard entrance gate, with a further integrated utilities storage closet installed.

Beautifully maintained Residents Swimming Pool and Tropical Palm Gardens decorated with tall palm trees, colourful Bougainvillea designed amidst Andalucian winding staircases with exquisite tiled pathways throughout.

Priced to sell offering excellent value and high ROI / owner is seeking full asking price

Can be utilised as it is or renovated

Furniture and decoration throughout are included in the price.

Designated Golf buggy parking is available within the residents community car park allocated to the apartment.

Perfect for golfers or families. Suitable for all year round living or vacation usage

El Paraiso Golf Club House offers a Restaurant and Bar overlooking the Golf course green open all year round.

6 Minutes drive to the Exquisite Beaches and Paseo of Costalita, Villa Padierna Club Del Mar & Tennis Club, and to Bel Air Commercial Centre offering essential services and an excellent choice of restaurants

A short drive to Estepona, Marbella, The Golden Mile and to Puerto Banus.

24 hour area roaming security within El Paraiso Alto Benahavis

Gated Community

Viewing is highly recomendad



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