



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN LOS ARQUEROS

📍 Los Arqueros

REF# R5325280 €425,000

BEDS

2

BATHS

2

BUILT

89 m<sup>2</sup>

TERRACE

27 m<sup>2</sup>

Ground Floor Apartment with Private Garden and Holiday Rental Licence – Los Arqueros, Benahavís

Within Los Arqueros, Las Torres stands out as one of the most well-kept and established communities in the area. And within that setting, this apartment.

Ground floor, immaculate and ready to move straight into. Two bedrooms, two bathrooms and, most importantly, two assets that set it apart: a private garden and an active holiday rental licence, a genuine advantage whether you are looking for a home or an investment.

The living area opens onto a 27 m<sup>2</sup> east-facing terrace that connects directly to the private garden. The terrace catches the morning light; the garden, thanks to its size and orientation, enjoys sun for most of the day. Views stretch out over the communal gardens and the mountains beyond, in a quiet, green setting.

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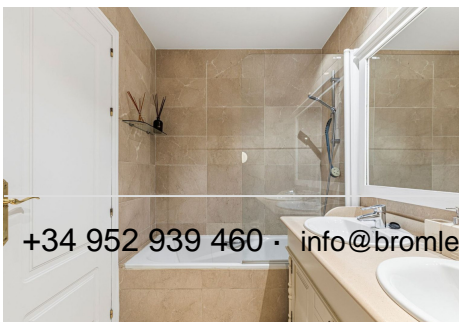
*Marbella*

The communal pool is just a short walk away, close enough to be convenient, far enough to preserve the privacy and tranquillity of the apartment.

A private parking space and a storage unit are both included.

The development is gated with 24-hour security and sits within the Los Arqueros golf course. The Golf & Country Club, with its restaurant, gym and sports facilities, is 3 minutes away. San Pedro de Alcántara is 5 minutes, and the beach approximately 6.

A versatile, straightforward property: primary residence, holiday home or income-generating investment from day one.



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