

# BROMLEY ESTATES

*Marbella*



## DUPLEX 3 BEDROOMS 3 BATHROOMS IN BENAHAVIS

 Benahavis

REF# R5354083 €995,000

BEDS

3

BATHS

3

BUILT

240 m<sup>2</sup>

PLOT

57 m<sup>2</sup>

TERRACE

36 m<sup>2</sup>

Spacious Duplex Apartment with Large Terrace and Private Outdoor Space in Benahavis

Discover this exceptionally spacious duplex apartment located in the green and quiet Benahavis. This home combines modern architecture with generous living spaces and impressive outdoor areas, ideal for those who love comfort, privacy, and the Mediterranean outdoor lifestyle.

The home is spread over two levels, ensuring a pleasant separation between the living and sleeping areas.

Refined Interior & Comfort

Upon entering, you are welcomed into a bright living space with an open layout. The living room and dining area connect seamlessly to the terraces, allowing the indoors and outdoors to flow perfectly into one another.

Three Spacious Bedrooms:

+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

# BROMLEY ESTATES

*Marbella*

The master bedroom features an en-suite bathroom and direct access to the outdoors. The other bedrooms are spacious and ideal for guests or family.

## Modern Open Kitchen:

Fully integrated into the living space, with a sleek design and a direct connection to the dining and seating area.

## The Ultimate Outdoor Living

The outdoor spaces are one of the greatest assets of this property. Large Main Terrace:

Perfect for dining, relaxing, and enjoying the view.

## Additional Outdoor Space / Garden Zone:

The duplex layout offers additional outdoor space, ideal for a lounge, play area, or extra privacy.

## Features

Location: Benahavís (quiet, green, and exclusive area)

## Layout:

3 bedrooms

3 bathrooms

Duplex (2 levels)

Spacious open living area

## Surfaces:

Interior space: 132.89 m<sup>2</sup>

Terrace: 35.56 m<sup>2</sup>

Garden: 57.20 m<sup>2</sup>

Additional space: 31.60 m<sup>2</sup>

## Extras:

Includes garage and storage

Plenty of privacy

Panoramic view

## Price:

€995,000 (exc. furniture)

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

# BROMLEY ESTATES

*Marbella*



APARTMENT 11.0.A  
LOWER LEVEL  
1 BEDROOM



**Site Plan**

**Block 11**

**Apartment 11.0.A**

Apartment area	112.00 m <sup>2</sup>
Terrace	38.96 m <sup>2</sup>
Extra area	11.80 m <sup>2</sup>
<b>Common Area</b>	<b>100.00 m<sup>2</sup></b>
Apartment area	107.58 m <sup>2</sup>
Terrace	38.96 m <sup>2</sup>
Extra area	36.35 m <sup>2</sup>
<b>Construction Area</b>	<b>182.89 m<sup>2</sup></b>
Common Area	100.00 m <sup>2</sup>
Garden	57.20 m <sup>2</sup>
Total	100.00 m <sup>2</sup>

**Marbella Club Hills - BENHAUS**



APARTMENT 11.0.A  
UPPER LEVEL  
1 BEDROOM



**Site Plan**

**Block 11**

**Apartment 11.0.A**

Apartment area	112.00 m <sup>2</sup>
Terrace	38.96 m <sup>2</sup>
Extra area	11.80 m <sup>2</sup>
<b>Common Area</b>	<b>100.00 m<sup>2</sup></b>
Apartment area	107.58 m <sup>2</sup>
Terrace	38.96 m <sup>2</sup>
Extra area	36.35 m <sup>2</sup>
<b>Construction Area</b>	<b>182.89 m<sup>2</sup></b>
Common Area	100.00 m <sup>2</sup>
Garden	57.20 m <sup>2</sup>
Total	100.00 m <sup>2</sup>

**Marbella Club Hills - BENHAUS**