



## Townhouse for sale in La Heredia, Benahavís

**530,000 €**

Reference: R4890082 Bedrooms: 2 Bathrooms: 3 Build Size: 153m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, La Heredia

This charming and quirky property, situated in the heart of the award-winning urbanization of La Heredia, offers a unique blend of traditional Andalusian style and modern comforts. Nestled in an elevated position, the house enjoys stunning views down to the coastline, making it a perfect retreat for those seeking both tranquility and convenience.

The ground floor features a spacious open-plan living and dining area, seamlessly connecting to a fully fitted kitchen. The kitchen is not only well-equipped but also generously proportioned, offering ample space for culinary creativity. A laundry room adjoins the kitchen, adding practicality to the elegant design. The living area opens onto a delightful terrace, ideal for dining al fresco while enjoying the mild Mediterranean climate. Additionally, there is a guest toilet on this level for added convenience.

Upstairs, the property boasts two comfortable bedrooms, each with its own ensuite bathroom and fitted wardrobes, ensuring plenty of storage space. The upper floor also provides access to a wide terrace, perfect for relaxing and taking in the panoramic views of the picturesque surroundings.

The entire house is equipped with underfloor heating, ensuring comfort throughout the year. While the property does not have air conditioning installed, the traditional Andalusian design naturally keeps the house cool, making it a comfortable oasis even during the warmer months. However, for those who prefer additional cooling options, air conditioning can be easily added, thanks to the property's spacious layout and modern infrastructure. With its beautiful terraces and prime location within La Heredia, this property is a rare find that combines character, space, and breathtaking vistas.

Whether you're looking for a full-time residence or a vacation home, this two-bedroom gem offers a perfect blend of charm, comfort, and style in one of the most desirable areas of the Costa del Sol.

Conveniently located just a short walk from community amenities such as the heated swimming pool, Local bar, restaurant, butchers, and delicatessen.

The award-winning La Heredia Urbanization is a sought-after destination for year-round residents and holidaymakers, offering 24-hour security and emergency at-home doctor services for all residents and guests.

This beautiful property is ideally situated, only a few minutes' drive from San Pedro, Benahavís, Puerto Banus, and Marbella. It serves as an excellent base for exploring the diverse attractions of Andalusia, including skiing in Sierra Nevada. Multiple golf courses, including Los Arqueros and La Quinta, are nearby. With convenient access to Malaga and Gibraltar airports in just 45 minutes via the autopista (AP7), this location is highly accessible and desirable.





## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Fiber Optic

### Views

Sea  
Mountain  
Golf

### Kitchen

Fully Fitted

### Parking

Street

### Orientation

South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Village

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Climate Control

U/F Heating

### Pool

Communal

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Golf  
Resale