

## Townhouse for sale in La Heredia, Benahavís

525,000 €

Reference: R4813987 Bedrooms: 2 Bathrooms: 2 Build Size: 137m<sup>2</sup> Terrace: 25m<sup>2</sup>



## Costa del Sol, La Heredia

This charming 2-bedroom townhouse, located in the highly desirable village of La Heredia, offers a perfect blend of traditional Andalucian architecture and modern comforts. Nestled in a private corner of the village, this spacious property boasts breathtaking views of the surrounding golf course, majestic mountains, and the sparkling sea stretching towards Gibraltar and Morocco.

The townhouse is spread across two levels, each thoughtfully designed to maximize space and light. Upon entering, you are greeted by a large double bedroom suite, featuring a generous walk-in wardrobe and a beautifully finished en-suite bathroom. Adjacent to this is a second bedroom, equally well-appointed, with a bathroom just across the hall.

A traditional tiled staircase leads you upstairs to the main living area, where you are welcomed into a bright and airy open-plan lounge and dining room. This space, ideal for entertaining or simply relaxing, features a large fireplace and opens out onto a South/West facing terrace. The terrace, with its stunning views and all-day sunshine, is perfect for dining al fresco or soaking up the sun in complete privacy.

The fully fitted kitchen, conveniently located on this level, is spacious and functional, providing everything you need for cooking and entertaining. Internal features of the property include air conditioning for both hot and cold climates, gas underfloor heating throughout, and a large fireplace, ensuring comfort all year round.

This townhouse seamlessly blends rustic Andalucian charm with modern luxury, making it an ideal retreat in one of the most sought-after locations in the region. Whether you're looking for a permanent home or a holiday getaway, this property offers a unique opportunity to enjoy the best of Southern Spain.

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 Andalucia, 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

Private Terrace  
Double Glazing  
Fitted Wardrobes  
Fiber Optic

### Views

Sea  
Mountain

### Pool

Communal  
Heated

### Garden

Communal  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Gas

### Orientation

South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Luxury

### Climate Control

Air Conditioning  
Fireplace  
U/F Heating

### Condition

Recently Renovated

### Kitchen

Fully Fitted

### Parking

Communal