# LA HEREDIA

| bedrooms | bathrooms | built m² | terrace m² |
|---|---|---|---|
| 3 | 4 | 253 | 110 |

## APARTMENT IN LA HEREDIA

Welcome to this exceptional 3-bedroom duplex apartment in Las Colinas de La Heredia - a rare opportunity to own one of the most privileged homes within this sought-after enclave of Benahavís. This residence offers uninterrupted views across the sea, mountains, and golf valleys. On a clear day you can even look as far as the African Coast and Gibraltar! This panorama feels different every hour of the day. Spread across two beautifully appointed levels, the property is designed for comfort, style, and effortless everyday living. The home comes fully luxury furnished, allowing you to move in immediately and enjoy its serene atmosphere from day one. On the entrance level you'll find a beautifully designed layout that feels spacious and practical at the same time. The living room, dining area and the cosy sun room all flow naturally into each other, creating an inviting atmosphere (together more than 100 m2). The sun room is ideal for the cooler evenings, while the open terrace offers breathtaking panoramic views. It's the perfect spot to enjoy a sunset drink. The fully fitted kitchen sits just around the corner, separate from the living area, and has direct access to one of the terraces, making it the ideal place to enjoy a slow breakfast outdoors. The kitchen also features an additional storage room with its own AC unit, perfect for keeping groceries in a good condition. The living room includes a charming fireplace, which brings warmth and character to the space. On each floor, you'll find a separate guest toilet, adding an extra layer of convenience. The master suite (52m2) is situated in the front of the house (south side) and has the same fantastic views. From this suite you have direct access to one of the terraces where a jacuzzi and outside shower are waiting for you and where you can enjoy complete privacy. Just off the hallway, you'll find a separate laundry/storage room, offering plenty of space to keep household items neatly tucked away. One of the most unique elements of this home is the abundance of outdoor space. Multiple terraces, together 98 m2, offer a choice between sun and shade throughout the day. Here, you can take in the sunsets, host intimate dinners, or simply unwind with the soft mountain breeze. A private garage on a short drive inside La Heredia and an additional carport space at the complex ensure secure and practical parking. The building is equipped with a lift, providing easy access to the apartment. The home is fitted with premium features to elevate the lifestyle experience: - Built: 253 m2 - terraces: 110 m2 - total 363 m2 - Full water softening system for the entire property - Integrated BOSE sound system throughout the home - Automatic sun awnings with wind and sun sensors - Alarm system - Double glazing throughout - Jacuzzi - Underfloor heating - Living room with separate dining area and sun room, together about 105 m2 - Master suite with dressing and bathroom, together more than 52 m2 - Luxury furnished Residents of Las Colinas de La Heredia enjoy access to a beautiful communal swimming pool surrounded by peaceful gardens, as well as the charm and security of La Heredia, one of the most picturesque villages on the Costa del Sol. This is not just a home; it is a retreat of comfort, privacy, and panoramic beauty.

| community | garbage | ibi | price |
|---|---|---|---|
| --- | --- | --- | 1,395,000 € |