



**Property type :** Townhouse

**Location :** Benahavís

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** Southwest

**Views :** Sea views

**Parking :** Open private parking

**House area :** 176 m<sup>2</sup>

**Plot area :** 193 m<sup>2</sup>

- ✓ Close to golf
- ✓ Fireplace
- ✓ Satellite dish
- ✓ Airconditioning

- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ Terrace
- ✓ Barbecue

- ✓ Storage room
- ✓ Central heating
- ✓ White goods

Exclusive Listing. This charming 3-bedroom townhouse is nestled in the quiet area of Monte Mayor Alto within the exclusive La Heredia community. Offering sensational views of the surrounding hills and the sea, this property provides a tranquil retreat just a short drive from the bustling coast. Located only 10 minutes from the quaint parish of Cancelada, you'll have access to essential amenities such as supermarkets, restaurants, and shops. The property is well-connected, with the A-7 coast road nearby, making it easy to reach popular destinations like Puerto Banus and the Nueva Andalucia Golf Valley. The location is ideal for golf enthusiasts, with some of the best courses in the region close by. Additionally, the beaches are just a short drive away, offering plenty of opportunities for outdoor activities.

The townhouse is designed for comfortable living. The main floor features a spacious kitchen with ample countertop space, perfect for cooking and entertaining. The kitchen connects to the dining and living areas, filled with natural light. The living room includes a cosy fireplace, creating a warm atmosphere. All rooms on this level have direct access to a private viewing terrace with a BBQ area and a chill-out space that overlooks the gorgeous panorama. You'll find three well-appointed bedrooms and two bathrooms on the upper floor. The primary bedroom boasts a private terrace with stunning views and an en-suite bathroom. The home also includes a parking space in the garage and a storage room, ensuring ample space for your needs.

La Heredia is a secure, gated community with 24-hour private security, offering peace of mind and a sense of exclusivity. Monte Mayor is renowned for its natural beauty and tranquil surroundings, providing the perfect escape from the bustle of the coast. Despite its peaceful setting, the property is well-connected to all necessary amenities. At the community's entrance is a charming little restaurant and a convenient supermarket, ensuring that daily essentials and a pleasant meal are always within easy reach. The nearby parish of Cancelada offers additional essential services, while the gastro village of Benahavis is a short drive away, providing a variety of dining options. The location also benefits from excellent road access, with the A-7 providing easy connections to other parts of the Costa del Sol.



