## Sales - House - Benalmadena

# 630.000€











**Ref.-ID: MIBGR5162044** **Benalmadena** **House**

**Community: 360 EUR / year** **IBI: 2,000 EUR / year** **4** **4** **379 m2** **256 m2**

Spacious Townhouse with Large Living Areas in Montealto – Benalmádena Discover this stunning townhouse located in the heart of Montealto, one of the most established and peaceful residential areas of Benalmádena. Surrounded by nature and offering a family-friendly, tranquil atmosphere, this property strikes the perfect balance between comfort, space, and proximity to all amenities. Built on a 256 m² plot, it boasts a usable area of 255 m², distributed across three levels designed to maximize natural light and both indoor and outdoor living space. ???? Layout of the property: Entrance patio – With approximately 120 m², this is a perfect space for leisure, family gatherings, or simply enjoying the sunsets of the Costa del Sol. Ground floor – Main access and multifunctional space Entry through a large private front patio, ideal as a relaxation area or to be converted into a garden. Spacious garage with capacity for several vehicles, offering the possibility to transform it into an independent apartment, games room, or studio. Comfortable and welcoming entrance living room. Full bathroom, functional and practical for this floor. First floor – Main living area Bright and spacious living-dining room with direct access to a sunny terrace with open views. Large independent kitchen, ideal for families, with enough space for a daily dining area. Master bedroom suite featuring a private walk-in closet, en-suite bathroom, and its own terrace, creating an intimate and exclusive atmosphere. Second floor – Family sleeping area Three spacious and bright bedrooms, one of them with access to a private terrace. Full bathroom serving this floor. ???? Prime location and nearby amenities Montealto is an elevated area offering peace, unobstructed views, and excellent access to Benalmádena's main points of interest. Just: 3 minutes by car (1.5 km) from the center of Arroyo de la Miel, with shops, restaurants, medical centers, schools, and all essential services. 5 minutes (2.3 km) from the Renfe commuter train station (Arroyo de la Miel), providing easy connections to Málaga, the airport, and Fuengirola. 10 minutes from Benalmádena's beaches and the Pueblo, known for its Andalusian charm. Schools, supermarkets, parks, sports facilities, and health centers are just a short walk or drive away. The area also offers easy access to the A-7 motorway, ensuring convenient connections with Málaga city (20 min) and the international airport (15 min). A unique home, ideal for those seeking space, privacy, and an unbeatable location in Benalmádena. Property tax (IBI): □2,000 annually (without discount). Would you like to schedule a viewing? We make it happen…

**Setting**
- ✔ Town
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Good Condition

**Climate Control**
- ✔ Air Conditioning
- ✔ Fireplace

**Views**
- ✔ Sea Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Double Glazing

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Easy Maintenance Garden

**Parking**
- ✔ Garage
- ✔ Multiple Parking Spaces

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water