

Sales - House - Benalmadena
760.000€



Ref.-ID: MIBGR5208523

Benalmadena

House

Community: 540 EUR / year

IBI: 747 EUR / year

Rubbish: 190 EUR / year



4



3



110 m2

****Stunning 4-Bedroom Semi-Attached Townhouse for Sale in Benalmádena – Modern Comfort and Prime Location!**** Discover this beautifully renovated townhouse featuring ****4 spacious bedrooms****, ****3 bathrooms****, a ****bright living room****, and a ****fully equipped and modern kitchen****. Enjoy all-day sunshine with ****two large terraces (50 m² total)**** facing east and west, plus a private garden (48 m²) with a play area (27 m²), laundry space, separate storage room, and private parking. The property is equipped with triple-glazed windows, high-quality external wall insulation, a bioclimatic pergola with LED lighting, ceramic and wooden floors, and built-in wardrobes. Ideally located just steps away from public transport, schools, supermarkets, and with easy access to the motorway — a perfect family home in an unbeatable area! **** Possibility to expand with a separate basement unit of approximately 60 m² **** **### **Technical Features**** ****Windows:**** EUROFUTUR system by KÖMMERLING, glass type PL ULTRA N 4/20/6 mm. ****Bioclimatic Pergola:**** 8x4 m, reinforced frame, LED lighting, brand **Solisysteme**. ****Front Terrace Awning:**** German brand **Markilux**. ****External Wall Insulation:**** Supafil 034 mineral wool (blown-in insulation) offering: **Excellent **thermal comfort***, eliminating cold-wall effect and ensuring even indoor temperature distribution. **Added **acoustic insulation*** for noise reduction. **Eco-friendly*** material, helping reduce CO₂ emissions. **Moisture-resistant**, water-repellent, non-hygroscopic. **Does not support mold or bacteria growth.* --- **### **Legal Notice**** In accordance with Decree 218/2005 on consumer information in the sale and rental of properties in Andalusia: ****Notary, registration, transfer tax (ITP), financial fees, and other costs related to the purchase are not included in the listed price.****

Setting <ul style="list-style-type: none">✓ Town✓ Commercial Area✓ Close To Shops✓ Close To Sea✓ Close To Town✓ Close To Schools	Orientation <ul style="list-style-type: none">✓ South West	Condition <ul style="list-style-type: none">✓ Excellent✓ Recently Renovated	Climate Control <ul style="list-style-type: none">✓ Air Conditioning	Views <ul style="list-style-type: none">✓ Sea✓ Mountain✓ Urban	Features <ul style="list-style-type: none">✓ Covered Terrace✓ Fitted Wardrobes✓ Near Transport✓ Private Terrace✓ Games Room✓ Storage Room✓ Ensuite Bathroom✓ Barbeque✓ Fiber Optic
Furniture <ul style="list-style-type: none">✓ Fully Furnished	Kitchen <ul style="list-style-type: none">✓ Fully Fitted	Garden <ul style="list-style-type: none">✓ Private✓ Easy Maintenance	Security <ul style="list-style-type: none">✓ Entry Phone	Parking <ul style="list-style-type: none">✓ Garage✓ Private	Category <ul style="list-style-type: none">✓ Resale