

**Sales - Apartment - Benalmadena**  
**263.500€**



**Ref.-ID: MIBGR5318992**

**Benalmadena**

**Apartment**

**Community: 228 EUR / year**

**IBI: 180 EUR / year**



**1**



**1.5**



**49 m2**

□ **\*\*Ground-Floor Duplex with Tourist License and Parking Included on Avenida Marysol - Benalmádena\*\*** □ An ideal opportunity both for living and investing! Fantastic **\*\*ground-floor duplex with active tourist license\*\*** for sale on Avenida Marysol, one of the most sought-after areas of **\*\*Benalmádena\*\***, just **\*\*4 minutes' walk from the beach\*\*** and surrounded by all amenities: supermarkets, public transport, restaurants, and leisure areas. The property offers **\*\*49 m² built area\*\***, distributed over two comfortable levels: **### \*\*Main Floor\*\*** \* Bright living room with hot/cold air conditioning \* Fully equipped kitchen with all appliances \* Guest toilet \* Access to one of the terraces **### \*\*Upper Floor\*\*** \* Spacious bedroom with built-in wardrobe and hot/cold air conditioning \* Large full bathroom with bathtub \* Access to a second terrace The property features **\*\*two terraces (an additional 3 m²)\*\***, perfect for enjoying the Costa del Sol climate all year round. **\*\*Parking space included in the price\*\***, a great added value in the area. \* **\*\*Community fees:\*\*** □19/month \* **\*\*Property tax (IBI):\*\*** □180/year Thanks to its **\*\*active tourist license\*\***, this is an excellent investment opportunity with high rental potential or an ideal second home by the sea. **????** Prime location, close to everything with quick access to the beach. Don't miss this opportunity. Contact us for more information or to arrange a viewing!

**Setting**

- ✓ Commercial Area
- ✓ Close To Sea

**Condition**

- ✓ Good

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Ensuite Bathroom

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Parking**

- ✓ Garage