Sales - Apartment - Benalmadena Costa

170.000€











Ref.-ID: MIBGR5338345 **Benalmadena Costa** **Apartment**

Community: 744 EUR / year **IBI: 300 EUR / year** **1** **1** **25 m2**

Ideal investment opportunity or second home near the sea. This exterior studio apartment is located on the 4th floor (with elevator) within a pleasant complex featuring spacious gardens, a communal pool, and communal parking. The apartment offers 25 m2 of well-utilized living space, including a terrace, one bathroom, built-in wardrobes, a sofa bed, and a wardrobe with bunk beds, allowing for optimal use of space and comfortable accommodation for several people. Located just 650 meters from the beach and Puerto Marina, one of the most sought-after areas on the Costa del Sol, it is surrounded by restaurants, shops, leisure activities, and public transport. The complex offers communal parking (no assigned space), well-maintained green areas, and a swimming pool, perfect for enjoying the climate year-round. Community fees are €60 per month and include water, significantly reducing maintenance costs. Furthermore, the property is currently being processed for holiday rental, making it an excellent opportunity for those seeking rental income. Main features: 25 m2 built 1 bathroom Terrace Built-in wardrobes 4th floor with elevator Communal pool and gardens Communal parking Good condition Energy certificate: F Community fees: €60/month (water included) A perfect property to enjoy the coast or generate income from day one. Please note that our agency fees are not included in the sale price. In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, we inform you that notary fees, registration fees, property transfer tax (ITP), and other expenses related to the sale are not included in the price. The information provided is for guidance only, is not legally binding, and has no contractual value. This information may have been modified and not yet updated. We suggest you contact the company to obtain the latest information and/or confirm the details presented here.

Orientation
- ✔ South East Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Central Heating

Features
- ✔ Lift
- ✔ Wood Flooring

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen

Parking
- ✔ Garage

Utilities
- ✔ Drinkable Water