**Sales - Apartment - Benalmadena**

# 549.995€











**Ref.-ID: MIBGR5364847**

**Benalmadena**

**Apartment**

**2**

**2**

**107 m2**

Stunning 2-Bedroom Apartment with Fabulous Mediterranean Sea Views in Benalmádena! We are delighted to offer for sale this exceptional 2-bedroom, 2-bathroom first-floor apartment, boasting approximately 107 m² of interior living space and a generous 40 m² private terrace, perfectly positioned to enjoy breath-taking views of the Mediterranean Sea and surrounding mountains. This bright, spacious, and beautifully presented home is ideally situated just outside the picturesque whitewashed village of Benalmadena Pueblo, while being only a 15-minute drive from Málaga Airport. The bustling town of Arroyo de la Miel is just a short drive away, and a local bus stop is within walking distance, offering excellent convenience and connectivity. Property Highlights: Step inside and discover a stylish and contemporary living space featuring: A spacious open-plan lounge, dining, and kitchen area, flooded with natural light. Large patio doors leading onto a generous 40 m² private south- and southwest-facing terrace, perfect for relaxing or entertaining while enjoying stunning sea and mountain views. A fully fitted modern kitchen with sleek white base and wall units, integrated appliances, and an island. Two generously sized bedrooms, both with fitted wardrobes, with the master bedroom benefiting from patio doors providing direct access to the terrace. A luxurious master suite with an en-suite bathroom featuring twin vanities and a large shower. A second full family bathroom. Two underground parking spaces - 27.63 m² & 23.34 m² A large private storeroom - 11.65 m² Exclusive Community Features Located within a secure gated community, residents enjoy access to an excellent range of premium amenities, including: A beautiful communal swimming pool & jacuzzi. A fully equipped gymnasium. A relaxing sauna. A stylish gastro-themed social and event room with a fully equipped kitchen — ideal for entertaining, meetings, or private gatherings. This is a rare opportunity to acquire a truly stunning property in a sought-after location, combining generous interior space, an impressive private terrace, spectacular views, modern comfort, and outstanding lifestyle amenities. Viewing is highly recommended! Expenses and taxes not included in the price. The purchase entails taxes and formalization costs for the buyer. As a guideline, it is reported that in second transfers the ITP in general in Andalusia is 7%, and there may be other tax rates depending on the personal circumstances of the buyer or other circumstances provided for by law. Taxable base of the tax is the higher of the purchase price, the appraisal or the cadastral reference value. As for the notary and registry expenses, if applicable, they usually range approx; between 1.5% and 3% (variable tariffs depending on price, number of copies and complexity). The buyer chooses a notary. If the buyer needs a mortgage: appraisal, conditions and bank costs will be according to the entity chosen by the buyer, as well as the management costs, and any other expenses inherent to the formalisation of the sale that legally correspond to the buyer, unless expressly agreed otherwise with the seller.

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

**Orientation**
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Street Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

**Furniture**
- ✔ Optional Furniture

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone

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

**Utilities**
- ✔ Electricity

**Category**
- ✔ Resale