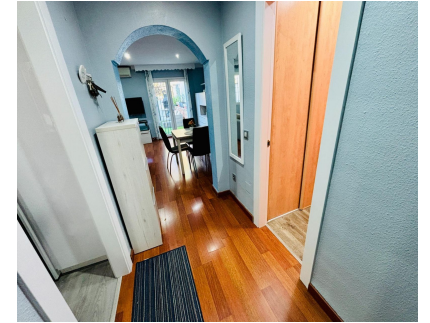


Sales - House - Arroyo de la Miel  
450.000€



Ref.-ID: MIBGR5370127

Arroyo de la Miel

House

Community: 420 EUR / year



Discover this charming townhouse located in the exclusive Montelto area of Benalmádena. This property boasts a constructed area of 178 m<sup>2</sup> and offers a functional layout. On the ground floor, there is a modern, recently renovated independent kitchen, providing a contemporary space ideal for enjoying culinary arts. A full bathroom (currently without a shower, but one can be installed) and a spacious living room with a fireplace provide access to the garage and the private garden, which is equipped with a barbecue, a shower for cooling off on hot days, and space for a portable swimming pool; perfect for family gatherings or relaxing moments in the sun. On the first floor, there are two bedrooms with built-in wardrobes, a master bedroom with a built-in wardrobe, dressing area, and guest toilet, and a renovated bathroom with a full shower. On the second floor, there is a spacious attic bedroom with a toilet and a washing machine already installed. This space could also be renovated to include a shower. There is also access to a terrace with mountain views. Enjoy the large, integrated 46 m<sup>2</sup> garage, which provides easy parking and can also be used as an additional space as needed. Located within the house, it has access to the living room. The house features newly installed doors, individual split-type air conditioning units (heating and cooling) in every room, and hardwood floors. Direct street access from the garden makes the house accessible for people with reduced mobility. Located within a secure gated community with 24-hour security, this property offers immediate access to all essential services: Nearby supermarkets, well-equipped hospitals, and schools are just a few minutes' walk away. You'll also find bus stops nearby and can even walk to the nearest train station, as well as enjoy easy road access thanks to its direct proximity to the highway. This is truly an exceptional home surrounded by ideal areas for children, sports facilities, parks, and more, where you'll live comfortably amidst the natural surroundings. This property has a First Occupancy License, making it ideal for living in or as an investment for holiday rentals.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Village</li><li>✓ Close To Shops</li><li>✓ Close To Schools</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ North</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Mountain</li></ul>	<b>Features</b> <ul style="list-style-type: none"><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Barbeque</li><li>✓ Courtesy Bus</li></ul>
<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ 24 Hour Security</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>