

**Sales - Apartment - Benalmadena**  
**530.000€**



**Ref.-ID: MIBGR5431687**

**IBI: 966 EUR / year**

**Benalmadena**



**2**



**2**



**120 m2**

**Apartment**



**161 m2**

This apartment simply have it all. Let me tell you why... The first time I walked along Avenida de Las Palmeras, I understood the difference. It wasn't the sea. Although it's only 400 metres away. It wasn't the climate. On the Costa del Sol, that's almost taken for granted. It was that rare feeling of having absolutely everything within reach... without feeling like you live in the middle of the noise. The corner café. The restaurants. The supermarkets. The terraces. The conversations. And yet, the moment you close your front door, the world turns its volume down. That's when I understood why people who buy here rarely ever leave. It was in this setting that I found this apartment. It doesn't need to raise its voice to capture your attention. Because true luxury never does. It is located in Palmeras 25, one of Benalmádena's most highly regarded residential developments, built in 2020 by Higuera Privé, where design isn't driven by trends, but by a smarter way of living. And there's nothing else to look for, because you'll also enjoy a fully equipped gym, a sauna, and a beautiful communal swimming pool. Everything you could possibly need. Two bedrooms where rest seems to arrive before you do. Two bathrooms fitted with Roca Smart sanitaryware. An open-plan kitchen with premium appliances, designed as much for cooking as for sharing. And a covered terrace that will probably become the place where you spend more time than anywhere else in the home. Because there are terraces made for looking. And there are terraces made for living. For slow breakfasts. For working in natural light. For raising a glass on an ordinary Friday. Or simply for doing absolutely nothing. Which, sometimes, is the greatest luxury of all. Comfort also lies in the things you don't immediately see. AirZone climate control. Aerothermal energy. Solar panels. Premium-quality materials. Technology designed to help you enjoy more while consuming less. And because the details matter, the property also includes a storage room and two private parking spaces. Use them. Rent them out. Or simply enjoy never having to drive around looking for a place to park again. Benalmádena has steadily established itself as one of the Costa del Sol's most promising locations. Not only because of its exceptional quality of life. But also because of the long-term value of its real estate. That makes this property two things at once. An extraordinary home. And a smart investment. Because buying a property is easy. Finding a place where you genuinely want to live for many years... that only happens once in a while. Perhaps this is one of those rare opportunities. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP), (Law 5/2021 on Transferred Taxes), whose general maximum rate is 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry registration costs are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. Estimated range between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative services (gestoría) (if voluntarily contracted, fees are freely set): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). Total estimated cost for the buyer: [530.000]€. (+10%) This estimate is indicative and provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller. LBB

**Pool**

✓ Communal

**Climate Control**

✓ Central Heating

**Features**

✓ Lift  
✓ Wood Flooring  
✓ Access for people with reduced mobility

**Furniture**

✓ Not Furnished

**Security**

✓ Alarm System

**Parking**

✓ Garage