Sales - Apartment - Benalmadena Costa

424.000€











Ref.-ID: MIBGR5530189 **Benalmadena Costa** **Apartment**

Community: 1,140 EUR / year **IBI: 412 EUR / year** **2** **1** **70 m2**

Apartment in Benalmádena Costa 50 meters from the beach, with sea views Apartment for sale in an excellent location in Benalmádena Costa, just 50 meters from the beach. Located on the corner, it enjoys a magnificent luminosity and has two glazed terraces from which to contemplate the views of the sea. The house has 70 m² distributed in a cozy living room, kitchenette, a full bathroom and two glazed terraces that allow you to enjoy natural light throughout the year. In addition, it includes a garage and storage room, providing an extra comfort and storage space. The building has an elevator and communal pool, ideal for enjoying the climate of the Costa del Sol. Its location is another of its great attractions, with all kinds of services within walking distance, such as a bus stop, supermarkets, health center, shops and other services necessary for everyday life. All this, a few steps from the sea. An excellent opportunity for those looking for a house next to the beach, both as a habitual residence and to enjoy vacations in one of the most demanded areas of the Costa del Sol. The house does not currently have a tourist license. However, according to the information provided, the community of owners allows this activity, always subject to compliance with current regulations and the corresponding administrative requirements. In compliance with the information obligations provided for in Law 10/2025, it is stated that the indicated price does not include the expenses and taxes inherent to the acquisition, which are broken down below: - ITP (Tax on Patrimonial Transfers): The current tax rate in Andalusia (generally 7%) will be applied without prejudice to reduced rates applicable according to the personal circumstances of the buyer or the characteristics of the property. The tax is accrued on the reference value of the cadastre or the sale price, whichever is higher. - Notary fees: Notary fees will be calculated in accordance with the official fee regulated in Annex I, of Royal Decree 1426/1989. - Registration fees: The registration in the Property Registry will be invoiced according to the official fee established in Annex I, of Royal Decree 1427/1989. - Management expenses: If necessary, the fees for administrative processing amount to approximately □500 (VAT included) - Agency fees: included in the sale price.

Setting
- ✔ Beachfront
- ✔ Commercial Area
- ✔ Close To Sea
- ✔ Marina
- ✔ Urbanisation

Orientation
- ✔ East Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Views
- ✔ Sea Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking
- ✔ Garage

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale