

Sales - House - Benalmadena  
469.000€

www.mibgroup.es  
+34 662 58 96 58  
info@mibgroup.es



Ref.-ID: MIBGR5307073

Benalmadena

House

Community: 1,152 EUR / year

IBI: 900 EUR / year

Rubbish: 290 EUR / year



2



2.5



103 m2

Situated in a prime frontline position in Carvajal, this townhouse manages the perfect combination of impressive sea views and tranquility offering a sense of calm. The moment you step through the front door, the sea makes its presence known. From the entrance hall, your eyes are drawn straight through the living space to the blue of the horizon. The Main Level: To the right sits a practical, independent kitchen. As you move through, the space opens up into a bright dining and lounge area, complete with a cozy wood-burning fireplace for those cooler winter evenings. There is also a conveniently placed guest toilet on this level. The Terrace: The lounge leads directly onto a sunny private terrace. This is the heart of the home, offering panoramic views that stretch across the coastline all the way to through Fuengirola bay and beyond. The Upper Floor: Heading upstairs, the layout continues to prioritize that connection to the coast: The Master Suite: A generous space with its own private terrace and fitted wardrobes. Another "wow" factor, is the ensuite shower room—it's been designed so you are looking directly out at the sea while you start your day. It's a unique, thoughtful touch that sets this property apart. A second well-sized bedroom also features fitted wardrobes, served by a full guest bathroom. This property comes with two independent parking spaces. These are legally separate properties but are included in the sale, offering massive added value and convenience. You'll also find a dedicated underground storage facility, perfect for beach gear and bikes. Location-wise, you're sitting on the edge of some of the best beaches in the region. You have your pick of excellent chiringuitos and scenic seafront walks right on your doorstep. The Carvajal train station is just a short walk away, providing an easy, direct link to Malaga Airport, the city center, and the shopping hubs of Plaza Mayor and Benalmadena. The complex features a communal pool and garden. Viewings are highly recommended to truly appreciate those views and location. DEED: Total Built Area 103.26m<sup>2</sup> of which 14.26m<sup>2</sup> is terrace, Year of Build: 2000, Aprox fees IBI :900€ per year - Basura 290€ per year - Community 96€ per month/ CEE:Energy Consumption Rating &CO<sub>2</sub> Emissions Rating Pending The stated data is merely informative and has no contractual value. These details may be subject to errors, price changes, omissions, availability and/or withdrawal from the market without prior notice. The indicated price does not include the expenses inherent to the purchase of real estate according to current laws (ITP or VAT, notary expenses, registry expenses, conveyancing etc)

#### Setting

- ✓ Beachfront
- ✓ Close To Sea
- ✓ Urbanisation
- ✓ Front Line Beach Complex

#### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring

#### Orientation

- ✓ South

#### Garden

- ✓ Communal

#### Condition

- ✓ Good

#### Security

- ✓ Gated Complex

#### Pool

- ✓ Communal

#### Parking

- ✓ Underground
- ✓ Open
- ✓ More Than One
- ✓ Private

#### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water

#### Views

- ✓ Sea
- ✓ Beach
- ✓ Port
- ✓ Panoramic

#### Category

- ✓ Beachfront
- ✓ Resale