

Sales - Apartment - Benalmadena
263.500€

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



Ref.-ID: MIBGR5318992

Benalmadena

Apartment

Community: 228 EUR / year

IBI: 180 EUR / year



1



1.5



49 m2

□ ****Ground-Floor Duplex with Tourist License and Parking Included on Avenida Marysol – Benalmádena**** □ An ideal opportunity both for living and investing! Fantastic ****ground-floor duplex with active tourist license**** for sale on Avenida Marysol, one of the most sought-after areas of ****Benalmádena****, just ****4 minutes' walk from the beach**** and surrounded by all amenities: supermarkets, public transport, restaurants, and leisure areas. The property offers ****49 m² built area****, distributed over two comfortable levels: **### **Main Floor**** * Bright living room with hot/cold air conditioning * Fully equipped kitchen with all appliances * Guest toilet * Access to one of the terraces **### **Upper Floor**** * Spacious bedroom with built-in wardrobe and hot/cold air conditioning * Large full bathroom with bathtub * Access to a second terrace The property features ****two terraces (an additional 3 m²)****, perfect for enjoying the Costa del Sol climate all year round. ****Parking space included in the price****, a great added value in the area. * ****Community fees:**** □19/month * ****Property tax (IBI):**** □180/year Thanks to its ****active tourist license****, this is an excellent investment opportunity with high rental potential or an ideal second home by the sea. **????** Prime location, close to everything with quick access to the beach. Don't miss this opportunity. Contact us for more information or to arrange a viewing!

Setting

- ✓ Commercial Area
- ✓ Close To Sea

Condition

- ✓ Good

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Ensuite Bathroom

Furniture

- ✓ Fully Furnished

Kitchen

- ✓ Fully Fitted

Parking

- ✓ Garage