



Sales - Apartment - Benalmadena Pueblo  
**639.000€**

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**Ref.-ID: MIBGR5378737**

**Benalmadena Pueblo**

**Apartment**

**Community: 1,020 EUR / year**

**IBI: 745 EUR / year**

**Rubbish: 172 EUR / year**



**3**



**2**



**305 m2**

Spectacular ONE LEVEL PENTHOUSE with stunning panoramic views, located in one of the most sought-after areas of Benalmádena Pueblo. Set in a peaceful residential environment, yet only minutes away from all amenities, shops and transport links. The property stands out for its extraordinary 219 m<sup>2</sup> TERRACE, perfectly positioned to enjoy sunshine all day long. In addition, it features a large covered area, ideal for enjoying both in winter and summer while creating different spaces for relaxing, dining or entertaining. The apartment is presented in immaculate condition, ready to move in. Features include air conditioning, marble flooring in the living room and kitchen, as well as a practical utility/laundry area on the terrace. The price includes 2 PRIVATE PARKING SPACES and a STORAGE ROOM. The gated residential complex offers excellent communal facilities, including a large swimming pool for adults, children's pool, spacious landscaped gardens, paddle tennis court and children's playground. Layout: Entrance hall, kitchen, living room with direct access to the spectacular terrace. From the living room, a hallway leads to the master bedroom with en-suite bathroom and access to the terrace, plus two additional bedrooms and a second full bathroom. These two bedrooms are currently being used as dressing rooms, although they can easily be converted back into bedrooms. Built size: 305 m<sup>2</sup> (86 m<sup>2</sup> living area + 219 m<sup>2</sup> terrace). Floor: 4th (Penthouse). Year of construction: 2004. Running costs: Community fees: €85/month IBI tax: €745/year Rubbish tax: €172/year Prime location: Bus stop: 150 m Benalmádena Stupa: 250 m Benalmádena Pueblo centre: 600 m Aldi supermarket: 650 m Higuera Shopping Centre: 1.5 km Málaga Airport: 16.5 km A truly unique property thanks to its huge terrace, privacy, natural light and excellent location.

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|---|---|---|--|---|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Shops</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> <li>✓ South West</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Good</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Children`s Pool</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> </ul>                                      | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Panoramic</li> <li>✓ Garden</li> <li>✓ Pool</li> </ul>                 |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Paddle Tennis</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Part Furnished</li> </ul>                | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>                | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                          | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ Alarm System</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Covered</li> <li>✓ More Than One</li> <li>✓ Private</li> </ul> |
| <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Contemporary</li> </ul>  |   |   |  |   |  |