MIBGROUP.ES

Sales - Apartment - Benalmadena

530.000€

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Ref.-ID: MIBGR5431687

IBI: 966 EUR / year

Benalmadena

2 **2** **120 m2**

Apartment

161 m2

In most locations, you have to choose between being close to everything and living in peace. Here, you don’t. At Palmeras 25, daily life is quite literally just a few steps away. Leave through one entrance and you are surrounded by restaurants, terraces, shops and the energy of Benalmádena. Leave through the other and the atmosphere changes completely: quieter, more private and far more discreet. Both entrances connect directly to the parking area. A major supermarket is only a short walk away. A padel club sits just across the road. The Mediterranean is approximately 400 metres from your door. You can shop, train, dine out, walk to the beach or take care of almost everything you need without relying on the car. Then come home and leave the rest of the world outside. That is what makes this difficult to replicate. Because the location is already exceptional, but the building itself sits in a different category within the area. Built in 2020 by Higuerón Privé, Palmeras 25 belongs to a far more contemporary generation of residential design than much of the surrounding stock: modern architecture, excellent build quality, energy efficiency, technology and communal spaces designed to be genuinely enjoyed. Swimming pool. Fully equipped gym. Sauna. Two private parking spaces. Storage room. Inside, the home offers two bedrooms, two bathrooms with Roca Smart fittings, an open-plan kitchen with high-end appliances, AirZone climate control, aerothermal technology, solar panels and a covered terrace that quietly becomes the heart of the home. You have breakfast there. Work there. Dine there. Stay longer than you planned. This is not simply a two-bedroom apartment. It is the chance to live close to everything without living on top of everything. And in such an established part of Benalmádena, finding a home that is modern, efficient, beautifully built and surrounded by this level of everyday convenience is far from common. Palmeras 25 does not simply belong to the area. It sets the modern standard for it. And when location, tranquillity, build quality and effortless daily living all come together in one property, the comparison stops being about square metres. It becomes about everything you are no longer willing to give up. SOME AREAS OF THIS PROPERTY HAVE BEEN VISUALLY STAGED USING AI. FURNITURE IS NOT INCLUDED IN THE ASKING PRICE. LBB 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: □583,000. 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