

**Sales - Apartment - Benalmadena**  
**399.000€**

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



**Ref.-ID: MIBGR5467786**

**Benalmadena**

**Apartment**

**Community: 1,860 EUR / year**

**IBI: 370 EUR / year**

**Rubbish: 81 EUR / year**



**2**



**2**



**87 m2**

AN IMMACULATELY PRESENTED GOLF AND SEA VIEW ONE LEVEL PENTHOUSE, LOCATED IN A HIGHLY DESIRABLE AND MUCH SOUGHT URBANIZATION OVERLOOKING TORREQUEBRADA GOLF COURSE. South orientation and a large private car port. AT A GLANCE 2 BEDROOMS 2 BATHROOMS (ONE ENSUITE) IMMACULATELY PRESENTED THROUGHOUT POTENTIAL TO EXTEND WELL CARED FOR COMMUNITY Well presented community entrance with lift access to the penthouse. Entrance lobby, leading to a spacious lounge/diner and double sliding doors to the generous L shaped terrace, with a sun awning. The terrace enjoys a high degree of privacy and wonderful, panoramic views of the fairways and the Mediterranean. The inner hallway leads to a fully fitted galley kitchen with Balay appliances, granite work surfaces and direct access to the terrace. Opposite the kitchen is a good sized guest bathroom with twin wash hand basins and a bath with shower over. There is a double guest bedroom (currently used as an office) and the Master bedroom with a well appointed en suite with a hydro massage bath with shower over and access to a private covered terrace. The Master bedroom also benefits from an independent air conditioning unit. The penthouse is available mainly furnished, subject to an agreed and signed inventory. All the furniture is in good condition. The property has recently been redecorated throughout. POTENTIAL UPPER FLOOR A very unusual feature of this penthouse is the large roof void with a window. Subject to the normal permissions this space could be converted into a dramatic additional space boasting equally panoramic views. The size of this upper area is the footprint of the penthouse and could be converted for several uses including 2 additional double bedrooms, both with en suites. A precedent has been made within the community as several penthouses have been converted in this way. There is also room to install a dog leg staircase from the lower level. ADDITIONAL FEATURES ENTRY PHONE SYSTEM. LINKED TO AN APP. FITTED WARDROBES DUCTED AIR CONDITIONING HOT/COLD PROGRAMABLE DRIP FEED IRRIGATION ON THE TERRACE CEILING FAN TO BEDROOMS MOSQUITO SCREENS DROP DOWN METAL BLINDS LARGE STORAGE UNIT SITUATED ON THE TERRACE LOCATION The area of Torrequebrada coast and the immediate surroundings are considered very desirable with a good range of fine restaurants and local amenities. Within walking distance of a private and public hospital and Torrequebrada Golf clubhouse. Viewing is highly recommended. DRIVING DISTANCES TORREQUEBRADA AND BEACH - 5 MINUTES BENALMADENA PUEBLO - 6 MINUTES MALAGA - 15 MINUTES MARBELLA - 25 MINUTES

|                                                                                                                                                                                  |                                                                               |                                                                              |                                                                          |                                                                                           |                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Frontline Golf</li><li>✓ Urbanisation</li></ul>                                                                           | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul>    | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Golf</li><li>✓ Country</li></ul>          |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Ensuite Bathroom</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>     | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Private</li></ul> | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li></ul>            | <b>Category</b> <ul style="list-style-type: none"><li>✓ Bargain</li><li>✓ Investment</li></ul> |