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**Sales - House - Benamara**

**1.175.000€**

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**Ref.-ID: MIBGR5543122**

**Benamara**

**House**

**3**

**3**

**191 m2**

Set within the sought-after area of El Presidente, in the beachfront complex of Venalmar, Benamara, this charming three-bedroom townhouse enjoys an excellent location just steps from the beach, with direct beach access from the urbanisation. It is situated next to the famous Salduna Beach, one of the area's best-known beachfront destinations. A wide selection of restaurants, cafés and everyday amenities are also within easy reach. The property offers 191 m² of constructed area, comprising 152 m² of enclosed living space and 38 m² of porches and patio, together with an additional 17.30 m² first-floor terrace. The accommodation is distributed over two levels. The ground floor features an entrance porch, hallway, guest toilet, kitchen, patio and spacious living-dining area with a further porch. Upstairs, the property offers two bedrooms, two bathrooms, a landing and terraces. A particularly attractive feature is the generous private outdoor area of 107 m², designated for exclusive use and incorporating the access area, private parking and garden. This provides excellent outdoor space for relaxing, entertaining and enjoying the Mediterranean climate. The townhouse also benefits from its own private garden, providing a lovely outdoor space for relaxing, dining and enjoying the Mediterranean climate. From the second level, partial sea views add an extra touch of coastal charm. Residents of Venalmar enjoy beautifully maintained communal gardens and a swimming pool, offering a relaxed resort-style environment just a short stroll from the coastline. The development is gated, providing privacy and security, while its convenient location makes it easy to enjoy the beach, nearby beach clubs and the vibrant lifestyle of the surrounding area. An especially attractive feature is the possibility of short-term holiday rentals, making this property an appealing option for buyers seeking a second home with rental potential, as well as those looking for a comfortable permanent residence close to the sea. A wonderful opportunity to acquire a townhouse in one of the area's established beachside communities, combining an excellent location, private outdoor space, partial sea views and attractive lifestyle and investment potential.

**Setting**
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Urbanisation
- ✔ Front Line Beach Complex

**Orientation**
- ✔ South Facing

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Fireplace

**Views**
- ✔ Sea Views
- ✔ Beach Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Private Terrace

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Not Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Communal Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale