

## Sales - House - Benalmadena

# 940.000€

Benalmadena

House

Community: 2,628 EUR / year IBI: 1,649 EUR / year

Rubbish: 190 EUR / year



4



5



296 m2

Exclusive House with Sea Views in Torremuelle, Benalmádena Discover this spectacular 477 m<sup>2</sup> (terraces included) house, located in one of the most privileged and peaceful areas of Benalmádena, surrounded by nature and offering stunning sea views from its three terraces. The home features: • 4 spacious bedrooms with built-in wardrobes • 5 bathrooms designed with quality finishes • 2 elegant living rooms, perfect for comfort and entertaining • A modern kitchen fully equipped with Bosch appliances. • Home automation system for lighting, cooling and air-conditioning, and solar panels for great energy savings • Air conditioning and heating, double-glazed windows • Private parking • 2 storage rooms, a barbecue, and outdoor areas with beautiful outside ambient lighting, ideal for enjoying the Mediterranean climate • Sold fully furnished with quality furniture and licensed and fully equipped for short term rental by Andalusian government. The property is part of a community that offers a large infinite view swimming pool, gym, community and recreation area, and an exclusive environment with total privacy and security. Located in Torremuelle, an area highly appreciated by its residents, close to: -Hospital both private and public -Torremuelle train station -Beach -Sports club with tennis and paddle tennis -Cafes, restaurants, supermarkets, bus stop and taxi -British College -Just 20 minutes from Malaga Airport Ideal for enjoying the quality of life offered by the Costa del Sol in one of its most sought-after areas. Title Deed: Total Built Area 296.80 m<sup>2</sup>; Terrace Area 180.65 m<sup>2</sup> Year of Construction 2019- Community fees: 658€/quarter IBIU: 1.649€/year Rubbish Collection Tax: 190€/year EEC: Energy Consumption C: 47.24 kWh/m<sup>2</sup> year & CO<sub>2</sub> Emissions C: 8.42 kg CO<sub>2</sub>/m<sup>2</sup> year The information provided is for informational purposes only and has no contractual value. The offer is subject to errors, price changes, omissions, availability, and/or withdrawal from the market without prior notice. The indicated price does not include expenses inherent to the purchase of real estate according to current laws (ITP or VAT, notary fees, registry fees, administration fees).

**Setting**  
✓ Urbanisation

**Orientation**  
✓ South West

**Condition**  
✓ Excellent

**Pool**  
✓ Communal

**Climate Control**  
✓ Air Conditioning  
✓ Central Heating

**Views**  
✓ Sea  
✓ Mountain

**Features**  
✓ Fitted Wardrobes  
✓ Private Terrace  
✓ WiFi  
✓ Gym  
✓ Storage Room  
✓ Ensuite Bathroom  
✓ Barbeque  
✓ Double Glazing  
✓ Basement  
✓ Fiber Optic

**Furniture**  
✓ Fully Furnished

**Kitchen**  
✓ Fully Fitted

**Garden**  
✓ Communal  
✓ Landscaped

**Security**  
✓ Alarm System  
✓ 24 Hour Security

**Parking**  
✓ Private

**Utilities**  
✓ Electricity  
✓ Drinkable Water  
✓ Telephone  
✓ Photovoltaic solar panels  
✓ Solar water heating



























































