

## Sales - Apartment - Benalmadena

# 263.500€

Benalmadena

Apartment

Community: 228 EUR / year

IBI: 180 EUR / year



1



1.5



49 m2

□ **Ground-Floor Duplex with Tourist License and Parking Included on Avenida Marysol – Benalmádena** □ An ideal opportunity both for living and investing! Fantastic **ground-floor duplex with active tourist license** for sale on Avenida Marysol, one of the most sought-after areas of **Benalmádena**, just **4 minutes' walk from the beach** and surrounded by all amenities: supermarkets, public transport, restaurants, and leisure areas. The property offers **49 m<sup>2</sup> built area**, distributed over two comfortable levels: **Main Floor** \* Bright living room with hot/cold air conditioning \* Fully equipped kitchen with all appliances \* Guest toilet \* Access to one of the terraces **Upper Floor** \* Spacious bedroom with built-in wardrobe and hot/cold air conditioning \* Large full bathroom with bathtub \* Access to a second terrace The property features **two terraces (an additional 3 m<sup>2</sup>)**, perfect for enjoying the Costa del Sol climate all year round. **Parking space included in the price**, a great added value in the area. \* **Community fees:** □19/month \* **Property tax (IBI):** □180/year Thanks to its **active tourist license**, this is an excellent investment opportunity with high rental potential or an ideal second home by the sea. **Prime location, close to everything with quick access to the beach. Don't miss this opportunity. Contact us for more information or to arrange a viewing!**

### Setting

- ✓ Commercial Area
- ✓ Close To Sea

### Condition

- ✓ Good

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Ensuite Bathroom

### Furniture

- ✓ Fully Furnished

### Kitchen

- ✓ Fully Fitted

### Parking

- ✓ Garage













