

## Sales - Apartment - Benalmadena

# 295.000€

**Benalmadena**

**Apartment**

**Community: 4,320 EUR / year**

**IBI: 589 EUR / year**



2



2



68 m2

Discover this fantastic property located in one of the most sought-after residential areas of Benalmádena, in the heart of the Costa del Sol. An ideal home for those seeking tranquility, comfort, and proximity to the beach without giving up access to all services. The property stands out for its excellent layout and brightness, offering spacious, functional spaces ready to enjoy from day one. □ Main features: 2 bright bedrooms with built-in wardrobes 2 full bathrooms with quality finishes Fully equipped kitchen with modern appliances Spacious and welcoming living room with direct access to the terrace Private terrace ideal for enjoying the Mediterranean climate Southeast orientation, providing abundant natural light throughout the day Parking space included Private storage room The terrace becomes a true extension of the home: perfect for sunny breakfasts, relaxing moments, or gatherings with family and friends in a peaceful and pleasant setting. ??? Private residential complex The property is located in a gated and secure community surrounded by well-maintained green areas, with a communal swimming pool to enjoy the good weather all year round. ??? Prime location Within a few minutes' walk you will find supermarkets, restaurants, schools, public transport, healthcare services, and the seafront promenade with access to the beach, allowing for a comfortable and practical lifestyle. An ideal property both as a permanent residence, second home, or investment with high demand in one of the best areas of the coast. The indicated price does not include expenses inherent to the purchase of real estate according to current laws (Transfer Tax or VAT, notary fees, registry fees, administrative costs, etc.). Additional costs payable by the buyer include: Transfer Tax (ITP) at 7% of the purchase price, notary fees, and registration in the Property Registry. A copy of the corresponding Property Information Sheet is available at our office, in accordance with the Royal Decree of October 11. The information provided is for guidance only and has no contractual value. The offer is subject to errors, price changes, omission, availability, and/or withdrawal from the market without prior notice.

### Orientation

✓ West

### Features

✓ Lift

✓ Private Terrace

✓ Storage Room

✓ Wood Flooring

### Utilities

✓ Drinkable Water

### Condition

✓ Good

### Furniture

✓ Part Furnished

### Pool

✓ Communal

### Kitchen

✓ Fully Fitted

### Climate Control

✓ Central Heating

### Parking

✓ Garage

















































