

## Sales - Apartment - Benalmadena

# 245.000€

**Benalmadena**

**Apartment**

**IBI: 336 EUR / year**



**1**



**2**



**80 m2**

Discover a true gem in one of the most sought-after areas of Benalmádena Costa: a bright and modern 80 m<sup>2</sup> home built in 2008, in impeccable condition and ready to move in or start renting immediately. Located on the quiet and popular Camino de Doña María, only 320 metres from the beach – an easy 5-minute walk! Unbeatable price: €245,000 Prime yet peaceful location Nestled in a quiet residential street with virtually no traffic, yet within walking distance of everything you could possibly need. The perfect balance of tranquility and convenience: Sandy beach & promenade: 5 minutes on foot Supermarkets (Mercadona, Carrefour Express), pharmacies and shops: under 5 min Restaurants, cafés, beach bars and lively nightlife: just around the corner Famous Puerto Marina, La Paloma Park, golf courses and leisure facilities: only minutes away by car Bus stops 200 m away + instant access to A-7 & AP-7 motorways International schools, medical centres and all services within easy reach Perfect as a permanent home, holiday retreat or weekend getaway. Private south-facing garden – a rare find at this price Enjoy your own sunny back garden, ideal for al-fresco dining, morning coffee in the sun, barbecues with friends or creating your personal chill-out area with sun loungers and plants. A private outdoor oasis so close to the sea is almost impossible to find at this price point. Modern, well-maintained and move-in ready Built in 2008 and beautifully looked after Open-plan fitted kitchen Bright living-dining room with direct access to the garden 2 double bedrooms with built-in wardrobes 2 full bathrooms Hot & cold air conditioning throughout Marble floors, security door, electric blinds... The big advantage: Active Tourist Licence already in place! You can legally rent the property on Airbnb, Booking, Vrbo, etc. from day one. Benalmádena enjoys sky-high occupancy all year round thanks to its perfect climate, the airport just 15 minutes away and huge demand from British, Scandinavian, German and Spanish visitors. Proven high-yield investment with returns well above the Costa del Sol average. In short – the perfect property if you're looking for: A dream second home by the sea A quiet and well-connected permanent residence A profitable rental investment with the tourist licence already granted Very few properties combine this location, condition, private garden and tourist licence at this price. Homes like this sell extremely fast. Want to view it this week? Drop me a message on WhatsApp or call – I'll immediately send you details. Looking forward to helping you make this house your new home (or your best investment yet)! "Final Price: 245,000 €. In compliance with current regulations, we hereby inform you that this price includes estate agency fees. Notary fees, Land Registry fees and taxes (ITP or VAT) are not included, as these are variable amounts that depend on the buyer's personal circumstances."

**Setting**

- ✓ Town
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Reduced
- ✓ Contemporary

**Orientation**

- ✓ North

**Views**

- ✓ Urban

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

**Condition**

- ✓ Good

**Features**

- ✓ Lift
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Basement

**Parking**

- ✓ Underground
- ✓ Private

**Pool**

- ✓ Communal

**Furniture**

- ✓ Fully Furnished

**Utilities**

- ✓ Electricity













