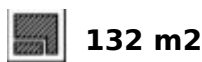


**Sales - Apartment - Arroyo de la Miel**

**436.000€**

Community: 1,800 EUR / year



SPACIOUS NEWLY BUILT APARTMENT IN ARROYO DE LA MIEL, BENALMÁDENA Located in Arroyo de la Miel, Benalmádena, just a 10-minute walk from the town center and the train station, this fantastic apartment is set in a very quiet residential area with little traffic, yet surrounded by all the services needed for everyday life. Schools—including the prestigious Torrequebrada International School—supermarkets, bars, restaurants, public transport, the advanced Vithas Private Hospital, golf courses, and much more are all within easy reach. The property is part of an exclusive, gated residential complex built in 2021, which stands out for its spectacular communal areas featuring 10 communal swimming pools and tropical-style gardens, creating a true oasis of tranquility. The apartment is located on the third floor with lift access and offers 132 m<sup>2</sup> of living space. The heart of the home is its spacious and bright living-dining area with a high-end open-plan kitchen, fully equipped and with direct access to the main terrace. This terrace is enclosed with Lumon-style glass curtains, allowing it to be enjoyed as an additional living space both in summer and winter. The property features 3 large double bedrooms and 2 bathrooms, one of them en suite. The master bedroom also has its own private terrace, likewise enclosed with Lumon-style glass curtains. The apartment offers excellent quality finishes, including PVC windows with double glazing (Climalit) and shutters, as well as centralized hot and cold air conditioning, ensuring comfort and high energy efficiency. The price includes 2 parking spaces and a storage room, a valuable extra that is hard to find. An ideal home both as a permanent residence or a second home, perfect for those seeking quality, comfort, and an excellent location in Benalmádena. In compliance with Decree 218/2005 of 11 October of the Regional Government of Andalusia, consumers are hereby informed that the published price does not include the costs associated with the sale: Property Transfer Tax (ITP), or Notary and Registry fees. The estate agency's fees are included in the price. Value-added services and multilingual assistance: For your peace of mind, you can count on the assistance and legal advice of our in-house solicitor throughout the purchase process. In addition, our team will assist you fluently in Spanish, French, Italian and English.

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

**Orientation**

- ✓ West

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating

**Views**

- ✓ Garden
- ✓ Pool

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Fiber Optic

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Kitchen-Lounge

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Parking**

- ✓ More Than One
- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

























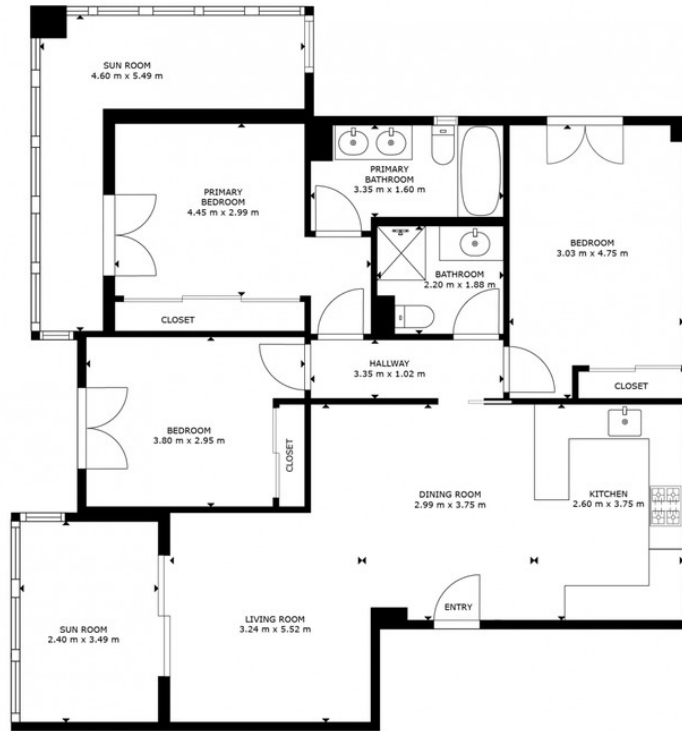












FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 113 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.