

**Ref.-ID: MIBGR4576765**

**Benalmadena**

**House**

**IBI: 1,571 EUR / year**

**Rubbish: 275 EUR / year**



**4**



**3**



**280 m2**



**812 m2**

This superb one level villa benefits from having breathtaking panoramic sea views and is situated in a sought after urbanisation which is close to amenities and the train station. All rooms are very spacious and luminescent. The plot itself benefits from being completely useable with established garden and pool. The house also benefits from garage, storeroom and a cooled wine cellar. Lounge/diner, conservatory, independent kitchen and four double bedrooms, all with ensuite bathrooms distributed on one level with no steps. Location is walking distance to all amenities and Arroyo town centre with good access to public transport and motorway. Viewings highly recommended!! DEED: Total Built Area 144,00m2, and plot 812m2, Year of Build: 1982, Aprox fees IBI :1570,11€ per year - Basura 275,49€ per year - Community 0€ per month (No community) CEE:Energy Consumption Rating E (146,90 kWh/m2/year) CO2 Emissions Rating E (30,20 kgCO2/m2/year). The stated data is merely informative and has no contractual value. These details may be subject to errors, price changes, omissions, availability and/or withdrawal from the market without prior notice. The indicated price does not include the expenses inherent to the purchase of real estate according to current laws (ITP or VAT, notary expenses, registry expenses, conveyancing etc)

**Setting**

- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Pool

**Category**

- ✓ Resale

**Orientation**

- ✓ South

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Satellite TV
- ✓ Storage Room
- ✓ Ensuite Bathroom

**Pool**

- ✓ Private

**Kitchen**

- ✓ Fully Fitted

**Climate Control**

- ✓ Air Conditioning

**Parking**

- ✓ Garage

































































