MIBGROUP.ES

Sales - Apartment - Benalmadena

315.000€

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Ref.-ID: MIBGR5444074 **Benalmadena** **Apartment**

Community: 1,260 EUR / year **IBI: 650 EUR / year** **Rubbish: 134 EUR / year**

 **2**

 **2**

 **85 m2**

"Enjoy a privileged lifestyle next to the golf course, with every convenience just moments away!" This superb ground-floor apartment is located in the prestigious Arenal Golf residential complex, right next to Bil Bil Golf & Sports and just a short walk from the Benalmádena International Bilingual School, offering the perfect combination of comfort, quality of life and an outstanding location. The property features 2 spacious bedrooms and 2 full bathrooms, one of them en-suite. The independent kitchen comes fully fitted and equipped. Additional features include central air conditioning, pre-installation for an alarm system, and a fantastic south-facing terrace, perfect for enjoying the sunshine all year round while overlooking the golf course. The property is sold with two underground parking spaces, adding exceptional value and convenience. The development is surrounded by excellent sports facilities, including an 18-hole golf course, paddle tennis courts, tennis courts and a communal swimming pool. The property is situated in an excellent location with all the amenities you need for daily life in the immediate neighbourhood. Supermarkets such as Carrefour Express and Mercadona, primary and secondary schools, pharmacies, as well as Vithas Xanit Hospital and Benalmádena Hospital de Alta Resolución are just a few minutes away. Several bus stops with connections to neighbouring towns are also nearby. Benalmádena beach is just a few minutes' drive away, and there is also quick access to the A-7 motorway. Whether you are a golf enthusiast, looking for a permanent residence, a holiday home or an excellent investment opportunity, this apartment has everything you need. Don't miss this fantastic opportunity – contact us today to arrange a viewing!

Setting
- ✔ Town
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Golf Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Ensuite Bathroom

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Landscaped Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Multiple Parking Spaces

Utilities
- ✔ Electricity

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment



































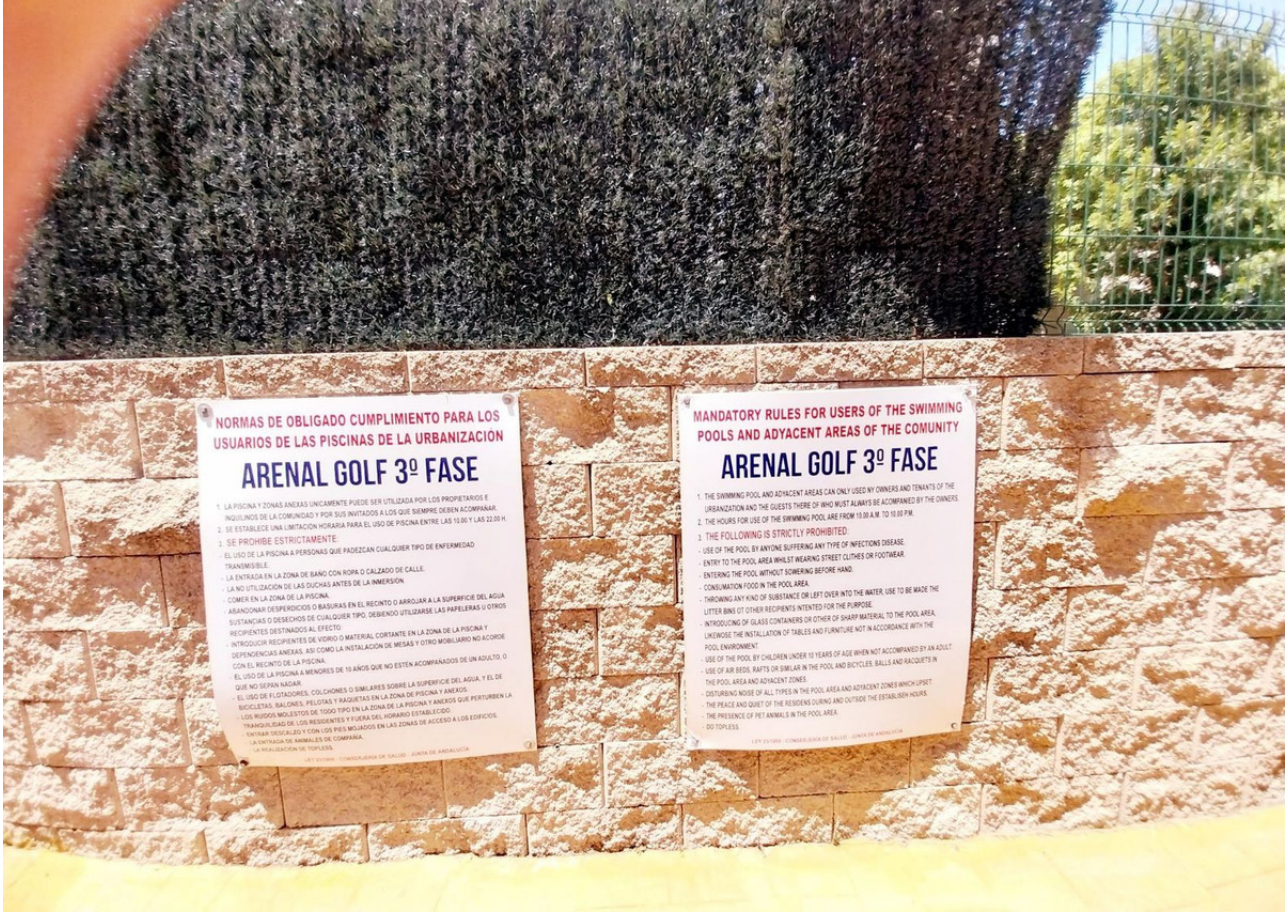

Mode Fan Time Set
Haier










NORMAS DE OBLIGADO CUMPLIMIENTO PARA LOS USUARIOS DE LAS PISCINAS DE LA URBANIZACION
ARENAL GOLF 3º FASE
1. LA PISCINA Y ZONAS ANEXAS UNICAMENTE PUEDE SER UTILIZADA POR LOS PROPIETARIOS E INQUILINOS DE LA COMUNIDAD Y POR SUS INVITADOS A LOS QUE SIEMPRE DEBEN ACOMPAÑAR.
2. SE ESTABLECE UNA LIMITACION HORARIA PARA EL USO DE PISCINA ENTRE LAS 10.00 Y LAS 22.00 H.
3. SE PROHIBE ESTRICTAMENTE:
- EL USO DE LA PISCINA A PERSONAS QUE PADEZCAN CUALQUIER TIPO DE ENFERMEDAD TRANSMISIBLE.
- LA ENTRADA EN LA ZONA DE BAÑO CON ROPA O CALZADO DE CALLE.
- LA NO UTILIZACION DE LAS DUCHAS ANTES DE LA INMERSION.
- COMER EN LA ZONA DE LA PISCINA.
- ABANDONAR DESPERDICIOS O BASURAS EN EL RECINTO O ARROJAR A LA SUPERFICIE DEL AGUA SUSTANCIAS O DESECHOS DE CUALQUIER TIPO, DEBIENDO UTILIZARSE LAS PAPELERAS U OTROS RECIPIENTES DESTINADOS AL EFECTO.
- INTRODUCIR RECIPIENTES DE VIDRIO O MATERIAL CORTANTE EN LA ZONA DE LA PISCINA Y DEPENDENCIAS ANEXAS, ASI COMO LA INSTALACION DE MESAS Y OTRO MOBILIARIO NO ACORDE CON EL RECINTO DE LA PISCINA.
- EL USO DE LA PISCINA A MENORES DE 10 AÑOS QUE NO ESTEN ACOMPAÑADOS DE UN ADULTO, O QUE NO SEPAN NADAR.
- EL USO DE FLOTADORES, COLCHONES O SIMILARES SOBRE LA SUPERFICIE DEL AGUA, Y EL DE BICICLETAS, BALONES, PELOTAS Y RAQUETAS EN LA ZONA DE PISCINA Y ANEXOS QUE PERTURBEN LA TRANQUILIDAD DE LOS RESIDENTES Y FUERA DEL HORARIO ESTABLECIDO.
- LOS RUIDOS MOLESTOS DE TODO TIPO EN LA ZONA DE LA PISCINA Y ANEXOS QUE PERTURBEN LA TRANQUILIDAD DE LOS RESIDENTES Y FUERA DEL HORARIO ESTABLECIDO.
- ENTRAR DESCALZO Y CON LOS PIES MOJADOS EN LAS ZONAS DE ACCESO A LOS EDIFICIOS.
- LA ENTRADA DE ANIMALES DE COMPAÑIA.
- LA REALIZACION DE TOPLESS.
MANDATORY RULES FOR USERS OF THE SWIMMING POOLS AND ADYACENT AREAS OF THE COMUNITY
ARENAL GOLF 3º FASE
1. THE SWIMMING POOL AND ADYACENT AREAS CAN ONLY USED MY OWNERS AND TENANTS OF THE URBANIZATION AND THE GUESTS THERE OF WHO MUST ALWAYS BE ACOMPANIED BY THE OWNERS.
2. THE HOURS FOR USE OF THE SWIMMING POOL ARE FROM 10.00 A.M. TO 10.00 P.M.
3. THE FOLLOWING IS STRICTLY PROHIBITED:
- USE OF THE POOL BY ANYONE SUFFERING ANY TYPE OF INFECTIONS DISEASE.
- ENTRY TO THE POOL AREA WHILST WEARING STREET CLOTHES OR FOOTWEAR.
- ENTERING THE POOL WITHOUT SOMERING BEFORE HAND.
- CONSUMATION FOOD IN THE POOL AREA.
- THROWING ANY KIND OF SUBSTANCE OR LEFT OVER INTO THE WATER, USE TO BE MADE THE LITTER BINS OT OTHER RECIPIENTS INTENTED FOR THE PURPOSE.
- INTRODUCING OF GLASS CONTAINERS OR OTHER OF SHARP MATERIAL TO THE POOL AREA.
LIKEWOSE THE INSTALLATION OF TABLES AND FURNITURE NOT IN ACCORDANCE WITH THE POOL ENVIRONMENT.
- USE OF THE POOL BY CHILDREN UNDER 10 YEARS OF AGE WHEN NOT ACCOMPANIED BY AN ADULT.
- USE OF AIR BEDS, RAFTS OR SIMILAR IN THE POOL AND BICYCLES, BALLS AND RACQUETS IN THE POOL AREA AND ADYACENT ZONES.
- DISTURBING NOISE OF ALL TYPES IN THE POOL AREA AND ADYACENT ZONES WHICH UPSET THE PEACE AND QUIET OF THE RESIDENS DURING AND OUTSIDE THE ESTABLISEN HOURS.
- THE PRESENCE OF PET ANIMALS IN THE POOL AREA.
- DO TOPLESS.










BILBIL HOUSE
Cruzcampo
PRUEBA
NUESTRO
APEROL
SPRITZ
A 7.00


PASIÓN
Y DIVERSIÓN
ESFUERZO
ENTRENA
SUPERA
BIL BIL GOLF: ÚNICO CAMPO DE GOLF PITCH&PUTT DE 18 HO


Alhambra
Alhambra


ACCESO
EXCLUSIVO A
JUGADORES GOLF
EXCLUSIVE ACCESS TO
GOLF PLAYERS


JUNKERS
BOSCH




BIT BIT
INFORMACIÓN Y RESERVAS

