

Продажа - Дом - Benalmadena
760.000€



Ref.-ID: MIBGR5208523

Benalmadena

Дом

Коммунальные: 540 EUR / год

ИБИ: 747 EUR / год

Мусор: 190 EUR / год



4



3



110 m2

****Stunning 4-Bedroom Semi-Attached Townhouse for Sale in Benalmádena – Modern Comfort and Prime Location!**** Discover this beautifully renovated townhouse featuring ****4 spacious bedrooms****, ****3 bathrooms****, a ****bright living room****, and a ****fully equipped and modern kitchen****. Enjoy all-day sunshine with ****two large terraces (50 m² total)**** facing east and west, plus a private garden (48 m²) with a play area (27 m²), laundry space, separate storage room, and private parking. The property is equipped with triple-glazed windows, high-quality external wall insulation, a bioclimatic pergola with LED lighting, ceramic and wooden floors, and built-in wardrobes. Ideally located just steps away from public transport, schools, supermarkets, and with easy access to the motorway — a perfect family home in an unbeatable area! ****Possibility to expand with a separate basement unit of approximately 60 m²**** **###** ****Technical Features**** ****Windows:**** EUROFUTUR system by KÖMMERLING, glass type PL ULTRA N 4/20/6 mm. ****Bioclimatic Pergola:**** 8x4 m, reinforced frame, LED lighting, brand **Solisysteme**. ****Front Terrace Awning:**** German brand **Markilux**. ****External Wall Insulation:**** Supafil 034 mineral wool (blown-in insulation) offering: **Excellent **thermal comfort***, eliminating cold-wall effect and ensuring even indoor temperature distribution. **Added **acoustic insulation*** for noise reduction. **Eco-friendly*** material, helping reduce CO₂ emissions. **Moisture-resistant**, water-repellent, non-hygroscopic. **Does not support mold or bacteria growth.* --- **###** ****Legal Notice**** In accordance with Decree 218/2005 on consumer information in the sale and rental of properties in Andalusia: ****Notary, registration, transfer tax (ITP), financial fees, and other costs related to the purchase are not included in the listed price.****

Расположение <ul style="list-style-type: none">✓ Город✓ Коммерческая зона✓ Рядом с магазинами✓ Рядом с морем✓ Рядом с городом✓ Близко к школам	ОРИЕНТАЦИЯ <ul style="list-style-type: none">✓ Юго-запад	Состояние <ul style="list-style-type: none">✓ Отличное✓ Недавно отремонтированная	Климат-контроль <ul style="list-style-type: none">✓ Кондиционер	ВИД <ul style="list-style-type: none">✓ Море✓ Горы✓ Город	Особенности <ul style="list-style-type: none">✓ Крытая терраса✓ Встроенные шкафы✓ Рядом с транспортом✓ Приватная терраса✓ Игровая комната✓ Кладовка✓ Ванная комната✓ Барбекю✓ Оптическое волокно
Мебель <ul style="list-style-type: none">✓ Полностью меблированный	Кухня <ul style="list-style-type: none">✓ Полностью оборудованная	Сад <ul style="list-style-type: none">✓ Приватный✓ Простой в уходе	меры безопасности <ul style="list-style-type: none">✓ Домофон	Парковка <ul style="list-style-type: none">✓ Гараж✓ Приватная	Категория <ul style="list-style-type: none">✓ Перепродажа