**Продажа - Апартамент - Benalmadena Costa**

# 725.000€











**Ref.-ID: MIBGR5348752** **Benalmadena Costa** **Апартамент**

**4** **3.5** **194 m2** **15 m2**

Turnkey 4-Bed Garden Apartment with 57m² Terrace — Furniture Included, Active VUT Licence, Full 2026 Bookings Calendar — Lomas del Higuerón A rare opportunity in Lomas del Higuerón: a 4-bedroom ground floor garden apartment, sold fully furnished and equipped, that works equally well as a turnkey vacation home for a family or as a fully licensed, income-producing short-term rental — currently operating as the latter, originally designed by us as the former. The property was completed in November 2024 and we furnished it as our intended primary residence. Since January 2025, with our circumstances changing, it has operated as a licensed short-term rental under an active VUT tourism licence and is fully registered under the 2026 NRUA framework. The 2026 booking calendar is already heavily booked across Airbnb, Booking.com and direct channels, professionally managed by an established local operator. The new owner can step into a running business from day one, or take possession and live in the property — everything transfers: listings, confirmed bookings, furniture and equipment, and operational systems. *Size: 194.62 m² total, comprising 137.16 m² interior living space + a 57.46 m² covered terrace + 15.15 m² private garden.* The terrace is one of the largest in the complex and is the centrepiece of the property — a fully usable second living space for most of the year, flowing directly off the open-plan living-kitchen and into the private garden. Layout: open-plan living-dining-kitchen, principal suite (18.75 m²) with en-suite bathroom and bathtub, three additional bedrooms each around 10.8 m², two further full bathrooms, separate guest WC, and a dedicated laundry room. Finish and equipment: underfloor heating throughout (including bathrooms), pre-installed cold A/C, fully fitted high-end kitchen, fitted wardrobes, fibre optic broadband, satellite TV, alarm system. All furniture, soft furnishings and kitchen equipment included in the sale. Two parking spaces with direct lift access to the apartment, plus private storeroom. The gated complex offers a communal pool, gym, coworking space, sauna, jacuzzi, BBQ area, tennis and paddle courts, on-site restaurant, courtesy bus to the beach, and car hire facility. Northwest orientation — protected from the harshest midday and early-afternoon summer sun, with golden-hour late-afternoon light on the terrace and garden. A practical orientation for a usable outdoor space in Costa del Sol summers. Within Higuerón Resort. 15 minutes from Málaga Airport, 25 minutes from Marbella, short courtesy bus to Carvajal Beach. Built 2024. *Price: □725,000 including all furniture, fittings, and going-concern operational handover.*

**Расположение**
- ✔ Рядом с гольф-полем
- ✔ Рядом с портом
- ✔ Рядом с морем
- ✔ Рядом с городом
- ✔ Близко к школам
- ✔ Урбанизация

**ОРИЕНТАЦИЯ**
- ✔ Юго-Западная ориентация
- ✔ запад

**Состояние**
- ✔ Отличное состояние

**бассейн**
- ✔ Коммунальный бассейн

**Климат-контроль**
- ✔ Кондиционер
- ✔ Кондиционер холодного воздуха
- ✔ Кондиционер горячего воздуха
- ✔ Центральное отопление
- ✔ Камин

**ВИД**
- ✔ Сад Просмотров
- ✔ бассейн Просмотров

**Особенности**
- ✔ Крытая терраса
- ✔ Лифт
- ✔ Встроенные шкафы
- ✔ Приватная терраса
- ✔ WiFi
- ✔ Кладовка
- ✔ Оптическое волокно

**Мебель**
- ✔ Полностью меблированный

**Кухня**
- ✔ Полностью оборудованная кухня

**Сад**
- ✔ Общий сад

**меры безопасности**
- ✔ Огражденный комплекс
- ✔ Домофон
- ✔ Сигнализация
- ✔ Охрана 24 часа

**Парковка**
- ✔ подземная парковка
- ✔ гараж
- ✔ Несколько парковки

**Коммунальные услуги**
- ✔ Электричество
- ✔ Питьевая вода

**Категория**
- ✔ Дома для отдыха
- ✔ Перепродажа
- ✔ Современного