



Продажа - Дом - Benalmadena
695.000€

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Ref.-ID: MIBGR5208523

Benalmadena

Дом

Коммунальные: 540 EUR /
год

ИБИ: 747 EUR / год

Мусор: 190 EUR / год



4



3



187 m²



75 m²

**Stunning 5-Bedroom House for Sale in Benalmádena - Modern Comfort in a Prime Location! ** Discover this beautifully renovated semi-detached townhouse, featuring 4 spacious bedrooms, 3 bathrooms, a bright living room, and a modern kitchen. Enjoy sunshine all day with two large terraces (50 m²) facing east and west, as well as a private garden with a play area, laundry room, a large storage room, and private parking. The property includes triple-glazed windows, high-quality exterior wall insulation, a bioclimatic pergola with LED lighting, ceramic and wood flooring, and built-in wardrobes. Ideally located just a short walk from public transport, schools, supermarkets, and with easy access to the highway. A perfect home for families in an unbeatable area! Possibility to expand with an independent unit in the basement of approximately 60 m². Windows: EUROTUR system by KÖMMERLING, PL ULTRA N glass 4/20/6 mm. Bioclimatic pergola (8x4 m) with reinforced structure, LED lighting, by Solisysteme. Front terrace pergola awning by the German brand Markilux. Kitchen renovated in 2024, including new countertops, cabinets, cooking hob, refrigerator, and dishwasher, all Bosch brand. Washer (LG) and dryer (Bosch) from 2026 and 2022. Exterior wall insulation: Supafil 034, mineral wool blown in: Ensures thermal comfort for the house or property. Eliminates the "cold wall" effect and guarantees even temperature distribution inside. SUPAFIL 034 provides both thermal and acoustic comfort. Eco-friendly product, reduces CO2 emissions. Moisture-resistant, water-repellent, not hygroscopic. SUPAFIL 034 does not support the growth of fungi or bacteria. Recurring costs (year 2024): Garbage collection fee: 190/year Property tax (IBI): 747/year Community fee: 45/month According to decree 218/2005 on consumer information in the sale and rental of housing in Andalusia, notarial, registry, transfer tax (ITP), financial fees, and other costs inherent to the sale are not included in the price.

Расположение	ОРИЕНТАЦИЯ	Состояние	Климат-контроль	ВИД	Особенности
<input checked="" type="checkbox"/> Город <input checked="" type="checkbox"/> Коммерческая зона <input checked="" type="checkbox"/> Рядом с магазинами <input checked="" type="checkbox"/> Рядом с морем <input checked="" type="checkbox"/> Рядом с городом <input checked="" type="checkbox"/> Близко к школам	<input checked="" type="checkbox"/> Юго-запад	<input checked="" type="checkbox"/> Отличное <input checked="" type="checkbox"/> Недавно отремонтированная	<input checked="" type="checkbox"/> Кондиционер	<input checked="" type="checkbox"/> Море <input checked="" type="checkbox"/> Горы <input checked="" type="checkbox"/> Город	<input checked="" type="checkbox"/> Крытая терраса <input checked="" type="checkbox"/> Встроенные шкафы <input checked="" type="checkbox"/> Рядом с транспортом <input checked="" type="checkbox"/> Приватная терраса <input checked="" type="checkbox"/> Игровая комната <input checked="" type="checkbox"/> Кладовка <input checked="" type="checkbox"/> Ванная комната <input checked="" type="checkbox"/> Барбекю <input checked="" type="checkbox"/> Оптическое волокно
Мебель	Кухня	Сад	меры безопасности	Парковка	Категория
<input checked="" type="checkbox"/> Полностью меблированный	<input checked="" type="checkbox"/> Полностью оборудованная	<input checked="" type="checkbox"/> Приватный <input checked="" type="checkbox"/> Простой в уходе	<input checked="" type="checkbox"/> Домофон	<input checked="" type="checkbox"/> Гараж <input checked="" type="checkbox"/> Приватная	<input checked="" type="checkbox"/> Перепродажа