



Ref.-ID: MIBGR5318992

Benalmadena

Апартамент

Коммунальные: 228 EUR / год

ИБИ: 180 EUR / год



1



1.5



49 m2

□ **\*\*Ground-Floor Duplex with Tourist License and Parking Included on Avenida Marysol – Benalmádena\*\*** □ An ideal opportunity both for living and investing! Fantastic **\*\*ground-floor duplex with active tourist license\*\*** for sale on Avenida Marysol, one of the most sought-after areas of **\*\*Benalmádena\*\***, just **\*\*4 minutes' walk from the beach\*\*** and surrounded by all amenities: supermarkets, public transport, restaurants, and leisure areas. The property offers **\*\*49 m² built area\*\***, distributed over two comfortable levels: **### \*\*Main Floor\*\*** \* Bright living room with hot/cold air conditioning \* Fully equipped kitchen with all appliances \* Guest toilet \* Access to one of the terraces **### \*\*Upper Floor\*\*** \* Spacious bedroom with built-in wardrobe and hot/cold air conditioning \* Large full bathroom with bathtub \* Access to a second terrace The property features **\*\*two terraces (an additional 3 m²)\*\***, perfect for enjoying the Costa del Sol climate all year round. **\*\*Parking space included in the price\*\***, a great added value in the area. \* **\*\*Community fees:\*\*** □19/month \* **\*\*Property tax (IBI):\*\*** □180/year Thanks to its **\*\*active tourist license\*\***, this is an excellent investment opportunity with high rental potential or an ideal second home by the sea. **????** Prime location, close to everything with quick access to the beach. Don't miss this opportunity. Contact us for more information or to arrange a viewing!

#### **Расположение**

- ✓ Коммерческая зона
- ✓ Рядом с морем

#### **Состояние**

- ✓ Хорошее

#### **Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

#### **Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Ванная комната

#### **Мебель**

- ✓ Полностью меблированный

#### **Кухня**

- ✓ Полностью оборудованная

#### **Парковка**

- ✓ Гараж