

**Продажа - Апартамент - Benalmadena Costa**

**160.000€**

**Коммунальные: 504 EUR / год**

**ИБИ: 300 EUR / год**

**Мусор: 172 EUR / год**



**1**



**1**



**28 m2**

Walk to Everything! Refurbished Ground Floor Apartment Between Marina & Park Embrace the coastal lifestyle in this attractively refurbished one-bedroom apartment, boasting an exceptional ground-floor location in one of Benalmádena's most desirable areas. Nestled perfectly between the vibrant atmosphere of Puerto Marina and the green oasis of Paloma Park, convenience is truly at your doorstep. Step inside to find a welcoming open-plan living area where the contemporary kitchen blends seamlessly with the lounge space. The bedroom has been thoughtfully updated and includes the privacy and comfort of an ensuite bathroom. A standout feature is the unusually long entrance hallway – a practical bonus offering excellent storage solutions rarely found in similar apartments. Forget the car! From here, you can easily stroll to the golden sands of the nearby beach, explore the shops, indulge in the local restaurants and tapas bars, or simply enjoy a walk through the park. Its ground-floor position ensures easy access. This apartment represents an excellent opportunity whether you're seeking a permanent residence, a low-maintenance holiday home, or a lucrative rental investment thanks to its superb condition and unbeatable location. DEED: Total Built Area 28,90m<sup>2</sup> , Useable 27,05m<sup>2</sup> Year of Build: 1960, Aprox fees IBI :300€ per year - Basura 170€ per year - Community 42€ per month CEE:Energy Consumption Rating & CO2 Emissions Rating Pending In compliance with the information obligations set out in Final Provision 3 of Law 10/2025, of 28 December, on customer service and transparency, as well as applicable sector regulations and Regional Decree 218/2005 of the Junta de Andalucía, please note that the listed price does not include the expenses and taxes inherent to the purchase. Our real estate agency fees are included in the price. The exact costs will be provided in the Abbreviated Information Document (D.I.A.), during the property viewing or prior to it. Purchase Costs: Notary Fees: The notary's fee will be calculated in accordance with the official notarial tariff: Annex I of Royal Decree 1426/1989, of 17 November. Land Registry Fees: Registration will be charged in accordance with the official tariff: Annex I of Royal Decree 1427/1989, of 17 November. Administration Fees (Gestoría): The fees for administrative processing, tax settlement and registration are estimated at approximately €400 (VAT included), depending on the complexity of each case. Property Transfer Tax (ITP): The tax rate currently in force in Andalusia will apply (generally 7%, without prejudice to reduced rates of 6%, 3.5%, etc., applicable depending on the buyer's personal circumstances or the characteristics of the property). The tax is levied on the higher of the Cadastral Reference Value and the sale price. You can calculate your personal situation on the official portal of the Agencia Tributaria de Andalucía. The information provided is for guidance purposes only, is non-binding and has no contractual value. The offer is subject to errors, price changes, availability and/or withdrawal from the market without prior notice. This information may have been subject to changes that have not yet been incorporated. We recommend you contact us to obtain the latest details and/or confirm the information set out herein.

#### Расположение

- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом

#### ВИД

- ✓ Улица

#### Парковка

- ✓ Улица

#### ОРИЕНТАЦИЯ

- ✓ Юг

#### Особенности

- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Ванная комната

#### Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода

#### Состояние

- ✓ Отличное

#### Мебель

- ✓ Частично меблированный

#### Категория

- ✓ Перепродажа

#### Климат-контроль

- ✓ Центральное отопление

#### Кухня

- ✓ Полностью оборудованная











