

## Продажа - Апартамент - Benalmadena

# 332.000€

**Benalmadena**

**Апартамент**

**Коммунальные: 1,236 EUR / год**

**ИБИ: 575 EUR / год**



**2**



**1**



**79 m2**

Magnificent renovated apartment located in the highly sought-after area of Benalmádena Costa, just 400 meters from the sea. With a built area of 79 m<sup>2</sup> and southwest orientation, this property offers a warm and bright atmosphere, ideal for enjoying a coastal lifestyle. It features two spacious bedrooms that ensure comfort and peace. In addition, the property includes a modern bathroom with a fully equipped rain shower. Among its many extras, there is a beautiful communal swimming pool where you can relax on sunny days, as well as a children's playground and a tennis court. Security is also ensured thanks to its reinforced front door. The location is exceptional: only a 4-minute walk to the beach, close to buses, trains, and the metro, making it easy to move around the city. It is also surrounded by shopping centers and educational institutions such as nearby schools, ideal for families. The apartment enjoys frontal sea views and is conveniently close to local hospitals and children's areas perfect for family entertainment. This property is not only an excellent real estate investment but also the perfect opportunity to live near the sea in a vibrant area full of services. And if you're looking for quality, comfort, and beauty, don't miss this exclusive option! Attention investors! Ideal for holiday rentals. The indicated price does not include taxes or costs. A 7% Property Transfer Tax (ITP) will be applied, as well as notary fees (approx. 0.3%-0.5%) and Land Registry fees (approx. 0.1%-0.3%) based on the sale price. The amounts provided are for informational purposes only and may vary depending on the specific case. For this property, the approximate expenses will be: ITP: €23,240 Notary: Between €996 (0.3%) and €1,660 (0.5%) Land Registry: Between €332 (0.1%) and €996 (0.3%) The purchase of this property does not entail real estate agency fees for the buyer. The property is sold partially furnished.

**Расположение**

- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питательная вода
- ✓ Телефон
- ✓ Газ

**ОРИЕНТАЦИЯ**

- ✓ Юг
- ✓ Запад

**ВИД**

- ✓ Море
- ✓ Панорамный
- ✓ Бассейн

**Сад**

- ✓ Общественный
- ✓ Ландшафтный дизайн

**Категория**

- ✓ Первая линия пляжа
- ✓ Инвестиции
- ✓ Элитная

**Состояние**

- ✓ Отличное
- ✓ Недавно отремонтированная

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Теннисный корт
- ✓ Доступ для инвалидов
- ✓ Мраморные полы
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Умный дом
- ✓ Ресторан на территории
- ✓ Бесплатный автобус

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Сигнализация
- ✓ Сейф

**бассейн**

- ✓ Общий
- ✓ Детский бассейн

**Мебель**

- ✓ Полностью меблированный

**Парковка**

- ✓ Улица





























