

Sales - Apartment - Benalmadena
319.000€



Ref.-ID: R5455246

Benalmadena

Apartment

Community: 1,140 EUR / year

IBI: 476 EUR / year



3



2



83 m2

Located in Torrequebrada, one of Benalmádena’s most desirable residential areas, this attractive, recently renovated apartment combines a peaceful setting with stylish, comfortable and practical interiors. Situated on the first floor of a building with a lift, the property offers three bedrooms and two bathrooms. The principal bedroom benefits from natural light, while the other two are internal rooms. This layout makes the apartment particularly well suited as a private holiday home, for a couple, or for buyers seeking additional flexible spaces that could be used as occasional guest rooms, a home office, dressing room or leisure area. The heart of the apartment is its bright open-plan living, dining and fully fitted kitchen area, designed to provide a contemporary and functional living space. It also features air conditioning, fitted wardrobes and a private west-facing terrace, ideal for relaxing outdoors and making the most of the Costa del Sol’s pleasant climate. The residential complex offers a communal swimming pool and an inviting relaxation area with attractive sea views, creating a peaceful environment to enjoy during holidays or at any time of year. Its location is another major advantage. The apartment is next to Torrequebrada Golf Club and just a few minutes from La Finca Pádel Club. The beach and popular seafront restaurants such as Trocadero Benalmádena and La Viborilla are less than five minutes away by car. Supermarkets and everyday amenities are also close by, while Málaga Airport can be reached in under twenty minutes. An excellent opportunity for anyone seeking a renovated, move-in-ready apartment, particularly as a second home or private holiday retreat, in a quiet and well-connected location close to the sea, golf courses and local amenities. Estimated buyer’s costs: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP), pursuant to Law 5/2021 on Transferred Taxes, with a maximum general tax rate of 7%. The taxable base will be the higher of the purchase price stated in the title deed and the cadastral reference value (Article 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer’s personal circumstances. The costs of execution of the public deed and registration at the Land Registry are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. The estimated notarial fees range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Gestoría fees, if voluntarily instructed, are freely charged and are estimated at €300 to €500. The municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller (Article 104 TRLRHL). Total estimated cost for the buyer: €350,900. This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller. ALA

Orientation ✔ West	Condition ✔ Fair	Pool ✔ Communal	Climate Control ✔ Central Heating	Features ✔ Lift	Furniture ✔ Fully Furnished
Utilities ✔ Drinkable Water					