

**Sales - House - Benalmadena**  
**456.000€**

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**Ref.-ID: R5052049**

**Benalmadena**

**House**

**Community: 624 EUR / year**

**IBI: 450 EUR / year**



**3**



**1**



**170 m2**

Located right in the center of Arroyo de la Miel, yet tucked away on a quiet street that ensures peace and privacy, this bright townhouse offers the perfect balance between a central location and a residential feel. On the ground floor, the property features a lovely front terrace, ideal as a welcoming outdoor space. The living-dining room is spacious and functional, connected to a fully equipped kitchen. From this level, there is access to a large interior patio, ideal as a utility and storage area for daily use. There is also a guest toilet on this floor. Upstairs, you'll find three spacious and bright bedrooms, along with a full bathroom. The master bedroom stands out with its own private walk-in closet and access to an enclosed interior terrace, providing a versatile extra space. From this same floor, you have direct access to the communal swimming pool, a rare and highly convenient feature. The property also includes a private garage with an automatic door and a large storage room, adding great functionality. Finally, the top floor boasts a large private solarium with spectacular views of the sea and mountains, perfect for sunbathing or enjoying the outdoors. A unique opportunity to live in a prime location with all services, transport, schools, and leisure areas just steps away. Please note that our agency fees are already included in the sale price, so you will not have to pay management or real estate consulting fees. In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, we inform you that notary, registry, property transfer (ITP), and other expenses inherent to the sale are not included in the price. The information provided is for guidance only, non-binding, and has no contractual value. The offer is subject to errors, changes in price, availability, and/or withdrawal from the market without prior notice. This information may have been modified, but has not yet been incorporated. We suggest you contact the company for the most up-to-date information and/or to confirm the information provided here.

**Orientation**

✓ South

**Condition**

✓ Fair

**Pool**

✓ Communal

**Climate Control**

✓ Air Conditioning

✓ Fireplace

**Views**

✓ Sea

**Features**

✓ Covered Terrace

✓ Lift

✓ Private Terrace

✓ Solarium

✓ Storage Room

✓ Barbeque

**Furniture**

✓ Fully Furnished

**Kitchen**

✓ Fully Fitted

**Parking**

✓ Garage

**Utilities**

✓ Drinkable Water