

Sales - House - Benalmadena 760.000€

www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com







Community: 540 EUR / year

Ref.-ID: R5208523



IBI: 747 EUR / year

Benalmadena

Rubbish: 190 EUR / year







110 m2

House

Stunning 4-Bedroom Semi-Attached Townhouse for Sale in Benalmádena – Modern Comfort and Prime Location! Discover this beautifully renovated townhouse featuring **4 spacious bedrooms**, **3 bathrooms**, a **bright living room**, and a **fully equipped and modern kitchen**. Enjoy all-day sunshine with **two large terraces (50 m² total)** facing east and west, plus a private garden (48 m²) with a play area (27 m²), laundry space, separate storage room, and private parking. The property is equipped with triple-glazed windows, high-quality external wall insulation, a bioclimatic pergola with LED lighting, ceramic and wooden floors, and built-in wardrobes. Ideally located just steps away from public transport, schools, supermarkets, and with easy access to the motorway — a perfect family home in an unbeatable area! ** Possibility to expand with a separate basement unit of approximately 60 m² ** ### **Technical Features** **Windows:** EUROFUTUR system by KÖMMERLING, glass type PL ULTRA N 4/20/6 mm. **Bioclimatic Pergola:** 8x4 m, reinforced frame, LED lighting, brand *Solisysteme*. **Front Terrace Awning:** German brand *Markilux*. **External Wall Insulation:** Supafil 034 mineral wool (blown-in insulation) offering: *Excellent **thermal comfort**, eliminating cold-wall effect and ensuring even indoor temperature distribution. *Added **acoustic insulation** for noise reduction. *Eco-friendly** material, helping reduce CO₂ emissions. *Moisture-resistant*, water-repellent, non-hygroscopic. *Does not support mold or bacteria growth. --- ### **Legal Notice** In accordance with Decree 218/2005 on consumer information in the sale and rental of properties in Andalusia: **Notary, registration, transfer tax (ITP), financial fees, and other costs related to the purchase are not included in the listed price.**

