

Sales - Apartment - Benalmadena
263.500€

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



Ref.-ID: R5318992

Benalmadena

Apartment

Community: 228 EUR / year

IBI: 180 EUR / year



1



1.5



49 m2

□ ****Ground-Floor Duplex with Tourist License and Parking Included on Avenida Marysol - Benalmádena**** □ An ideal opportunity both for living and investing! Fantastic ****ground-floor duplex with active tourist license**** for sale on Avenida Marysol, one of the most sought-after areas of ****Benalmádena****, just ****4 minutes' walk from the beach**** and surrounded by all amenities: supermarkets, public transport, restaurants, and leisure areas. The property offers ****49 m² built area****, distributed over two comfortable levels: **### **Main Floor**** * Bright living room with hot/cold air conditioning * Fully equipped kitchen with all appliances * Guest toilet * Access to one of the terraces **### **Upper Floor**** * Spacious bedroom with built-in wardrobe and hot/cold air conditioning * Large full bathroom with bathtub * Access to a second terrace The property features ****two terraces (an additional 3 m²)****, perfect for enjoying the Costa del Sol climate all year round. ****Parking space included in the price****, a great added value in the area. * ****Community fees:**** €19/month * ****Property tax (IBI):**** €180/year Thanks to its ****active tourist license****, this is an excellent investment opportunity with high rental potential or an ideal second home by the sea. **???? Prime location, close to everything with quick access to the beach. Don't miss this opportunity. Contact us for more information or to arrange a viewing!**

- Setting**
- ✓ Commercial Area
 - ✓ Close To Sea

- Condition**
- ✓ Good

- Climate Control**
- ✓ Air Conditioning
 - ✓ Hot A/C
 - ✓ Cold A/C

- Features**
- ✓ Covered Terrace
 - ✓ Fitted Wardrobes
 - ✓ Private Terrace
 - ✓ Ensuite Bathroom

- Furniture**
- ✓ Fully Furnished

- Kitchen**
- ✓ Fully Fitted

- Parking**
- ✓ Garage