EK
ARBAT ESTATES

**Sales - Apartment - Benalmadena**

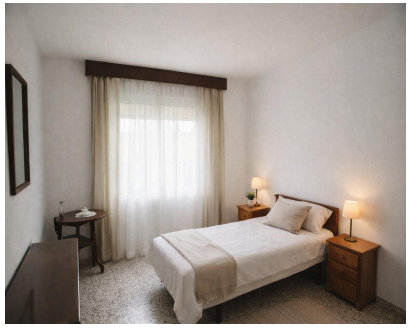
**295.000€**

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











**Ref.-ID: R5390278**

**Benalmadena**

**Apartment**

**Community: 1,164 EUR / year**

**2**

**1**

**79 m2**

A beautiful apartment is for sale in Benalmádena, located in a quiet and well-maintained family-friendly complex just minutes from the sea. It's ideal as a permanent residence, a second home, or an investment property for holiday rentals on the Costa del Sol. The apartment has 79 m2 of living space, distributed into two bright bedrooms with built-in wardrobes, a full bathroom, a spacious living-dining room with access to a terrace, and a fully equipped kitchen. Thanks to its southeast orientation, the apartment enjoys abundant natural light throughout the day, creating a warm and inviting atmosphere. Located on the 3rd floor with elevator access, the apartment is entirely exterior-facing, ensuring ventilation and brightness in all rooms. It is in good condition and ready to move into. The complex offers excellent communal areas, including a swimming pool, well-maintained gardens, a children's play area, and ideal spaces for relaxation, all within a safe and family-friendly environment. Prime location, close to the beach, supermarkets, restaurants, public transport, and all necessary amenities, making it a perfect opportunity to enjoy the Costa del Sol climate year-round. 2 bedrooms 1 bathroom 79 m2 built area Terrace Exterior Elevator Communal garden and pool Energy Certificate A - Emissions A Community fees: 97 Please note that our agency fees are not included in the sale price. In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, we inform you that notary fees, registration fees, property transfer tax (ITP), and other expenses related to the sale are not included in the price. The information provided is for guidance only, is not legally binding, and has no contractual value. This information may have been modified and not yet updated. We suggest you contact the company to obtain the latest information and/or confirm the details presented here.

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Central Heating

**Features**
- ✔ Lift
- ✔ Private Terrace
- ✔ Wood Flooring

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Utilities**
- ✔ Drinkable Water