EK
ARBAT ESTATES

Sales - Apartment - Benalmadena

337.000€

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Ref.-ID: R5453104 | **Benalmadena** | **Apartment**

Community: 1,200 EUR / year | **IBI: 300 EUR / year** | **Rubbish: 172 EUR / year**

2 | **1** | **78 m2**

Wake up in Benalmádena, in one of the most sought-after areas of the Málaga coastline, and let the sea be the first thing you see when you open the curtains. This two-bedroom, one-bathroom apartment has been designed for living without giving anything up: a bright, spacious living room with an integrated kitchen, so life flows seamlessly between cooking, dining and enjoying the moment. But the real star is outside. Step onto the private terrace with your morning coffee and let the views take over: the sea ahead, the green of the gardens, the pool reflecting the sun. And when evening falls, sit back and watch the sky turn orange over the Mediterranean — a moment that, here, repeats itself every day and never stops feeling special. Right at the foot of the complex, social life is already sorted: a communal pool for the hot days, a tennis court for the more active, an artificial-turf football pitch, a children\'s play area, and a barbecue space for summer nights with friends. Well-kept gardens surround every corner. And just 300 metres away, the beach. Surrounded by restaurants, shops and everything you need close at hand, in one of the liveliest areas of the Costa del Sol. To live in year-round, as a holiday retreat, or as a high-yield investment? This property adapts to whatever you\'re looking for — because here, sun, sea and quality of life aren\'t a promise. They\'re everyday life. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP), (Law 5/2021 on Transferred Taxes), whose general maximum rate is 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer’s personal circumstances. Public deed and Land Registry registration costs are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. Estimated range between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative services (gestoría) (if voluntarily contracted, fees are freely set): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). Total estimated cost for the buyer: 356.900€ This estimate is indicative and provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller. CRB

Orientation
- ✔ South West Orientation

Condition
- ✔ Fair Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Features
- ✔ Lift
- ✔ Wood Flooring
- ✔ Disabled Access
- ✔ Barbeque

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Utilities
- ✔ Drinkable Water