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ARBAT ESTATES

Sales - House - Benalmadena

475.500€

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











Ref.-ID: R5455939 **Benalmadena** **House**

Community: 1,524 EUR / year **IBI: 645 EUR / year** **Rubbish: 180 EUR / year** **4** **3** **140 m2**

Corner Townhouse with Sea Views in Cortijo Torrequebrada. Located in a quiet cul-de-sac within the prestigious Cortijo Torrequebrada residential community, this end-of-terrace townhouse combines privacy, sea views, excellent orientation and a prime location just a few minutes from the beach. Being the last property in the row, it benefits from only one adjoining neighbour, providing greater privacy, more natural light and a greater sense of space. The property is arranged over three main floors plus a basement level with a private garage and storage room, both with direct access to the house. It offers 4 bedrooms, 2 full bathrooms, a guest toilet, a separate kitchen and a spacious living room with a fireplace opening onto an enclosed terrace with beautiful Mediterranean Sea views. Its east-west orientation ensures plenty of natural light throughout the day. The property would benefit from modernization, as the bathrooms, kitchen and several finishes are original. This gives the new owner the opportunity to renovate and personalise the home while making the most of its excellent layout and outstanding location. One of its major advantages is the photovoltaic solar system with 12 solar panels and battery storage, helping to significantly reduce electricity consumption. The property also features a security system with 6 surveillance cameras and DVR. The community offers a swimming pool and beautifully maintained gardens in a peaceful residential setting, ideal as a permanent home, holiday home or investment. Key Features * End-of-terrace townhouse with only one adjoining neighbour * Quiet cul-de-sac location * Open Mediterranean Sea views * 4 bedrooms * 2 bathrooms * Guest toilet * Spacious living room with fireplace * Enclosed terrace * Separate kitchen * Private garage with direct access * Storage room * Air conditioning * Photovoltaic solar system with 12 panels and battery storage * Security system with 6 cameras and DVR * Communal swimming pool * Landscaped gardens Excellent Location * Approximately 460 metres from the beach (straight line) * 1 minute from Colegio Maravillas * 6 minutes by car from Torrequebrada International School * Close to supermarkets, restaurants, golf courses, public transport and all amenities ### Annual Costs * Property Tax (IBI): □645 * Rubbish Collection: □180 * Community Fees: □127/month A fantastic opportunity for buyers looking for a spacious home with sea views in one of Benalmádena Costa's most sought-after areas, with the added advantage of modernising it to their own taste. Legal Notice In accordance with Andalusian Decree 218/2005, buyers are informed that notary fees, Land Registry fees, Property Transfer Tax (ITP), financing costs and any other expenses related to the purchase are not included in the advertised price. The information contained in this advertisement is provided for guidance only, is not contractually binding and may be subject to change without prior notice.

Setting
- ✔ Close To Golf
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South East Orientation

Condition
- ✔ Fair Condition
- ✔ Renovation Required

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Basement

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Alarm System

Parking
- ✔ Garage

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Gas

Category
- ✔ Distressed