EK
ARBAT ESTATES

Sales - House - Benalmadena Pueblo

985.000€

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











Ref.-ID: R5490601

Benalmadena Pueblo

House

Community: 3,720 EUR / year

IBI: 580 EUR / year

3 **3** **208 m2**

Elegant semi-detached home of 241 m², located in the exclusive and peaceful Incogolf residential development, opposite Torrequebrada Golf Course, offering impressive open and panoramic views over the golf course. The property has been recently and completely renovated, offering a modern, comfortable and move-in-ready home in a peaceful residential setting surrounded by nature. The property is distributed over two main floors plus a third floor dedicated to a solarium and leisure area, as well as an independent 30.26 m² studio, cleverly created by making use of the natural slope of the land. GROUND FLOOR The main floor features a welcoming entrance hall providing access to the different rooms. It includes a guest toilet, a spacious and bright kitchen with dining area, and a generous living room with a pleasant connection to the outdoors through a terrace, where you can enjoy the surroundings and magnificent views over the golf course. FIRST FLOOR – BEDROOM AREA The first floor is dedicated to the sleeping area and comprises three spacious bedrooms. Two of the bedrooms share a bathroom, while the master bedroom benefits from an en-suite bathroom and spectacular views over Torrequebrada Golf Course. SOLARIUM AND LEISURE AREA The upper floor is home to one of the property's most special spaces. The large terrace has been enclosed and transformed into a magnificent leisure area, creating a versatile and comfortable space to enjoy all year round, with access to two terraces from which the views over the golf course become even more spectacular. A perfect space for entertaining family and friends, relaxing or simply taking in the landscape and tranquillity of the surroundings. INDEPENDENT 30.26 m² STUDIO One of the property's great added values, offering multiple possibilities for use: guest accommodation, space for family members, a professional office or an excellent opportunity to generate rental income. It is currently rented. DEVELOPMENT AND PARKING The property is located within a gated, residential development that is particularly peaceful, with a pleasant community atmosphere and a communal swimming pool where residents can enjoy relaxing moments in beautifully maintained surroundings. Outdoor parking next to the property with space for up to three vehicles. An especially attractive property for those seeking space, privacy and quality of life opposite Torrequebrada Golf Course, whether as a permanent residence or a second home. In compliance with Decree 218/2005 of October 11, approving the Regulation on Consumer Information regarding the sale and rental of homes in Andalusia, the client is informed that applicable notary and registry fees, taxes (ITP or VAT + AJD), and other expenses inherent to the sale are not included in the price.

Setting
- ✔ Town

Orientation
- ✔ South East Orientation

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Cold A/C

Views
- ✔ Golf Views
- ✔ Panoramic Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Satellite TV
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Fiber Optic

Parking
- ✔ Street Parking
- ✔ Multiple Parking Spaces

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Golf