EK
ARBAT ESTATES

Sales - Apartment - Benalmadena Costa

275.000€

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











Ref.-ID: R5496973 | **Benalmadena Costa** | **Apartment**

Community: 720 EUR / year | **IBI: 350 EUR / year** | **Rubbish: 172 EUR / year** | **1** | **1** | **46 m2**

DUPLEX PENTHOUSE WITH SEA & MOUNTAIN VIEWS · PRIVATE SOLARIUM · TOURIST LICENCE · TORREQUEBRADA Just 150 metres from the beach · Garage & storage room included · Panoramic views · Two swimming pools · Direct beach access An exceptional property for enjoying the Mediterranean lifestyle all year round, while also offering attractive potential for holiday rental income. This magnificent duplex penthouse in Torrequebrada, Benalmádena, stands out for its privileged orientation and spectacular open views towards both the sea and the mountains. Located just 150 metres from Benalmádena's urban beach and the beautiful natural beaches of Torrequebrada, the property allows you to reach the crystal-clear waters within approximately two minutes on foot, with opportunities for activities such as kayaking and paddleboarding. The property also comes with a tourist licence for holiday rentals, offering an attractive combination of personal use and investment potential. It can generate rental income throughout the year, with medium-term rentals from October to May and stronger short-term holiday rental demand from June to September. A HOME DESIGNED FOR ENJOYMENT The main floor offers a bright, comfortable and highly functional layout. The bedroom features a double bed, a large built-in wardrobe with drawers and overhead storage, as well as enough space to accommodate a cot or an additional single bed. The property also offers a fully fitted bathroom with a large walk-in shower, finished entirely in marble. The bright living room includes a sofa bed, allowing the property to comfortably accommodate up to four guests, including families with children. Opposite the living area is a practical and bright open-plan fully equipped kitchen, featuring a dishwasher, washing machine, two refrigerators — one integrated and one additional unit with a large freezer — as well as all the necessary appliances. A stylish double sliding door connects the living room directly with a beautiful southwest-facing terrace. From here, you can enjoy open views with the sea in the background, making it an ideal place for breakfast, lunch or simply relaxing outdoors while enjoying the fresh Mediterranean air. The property is equipped with centralised hot and cold air conditioning with outlets in every room, an electric water heater and Climalit double-glazed windows, providing comfort throughout the year. THE MAIN ATTRACTION: YOUR PRIVATE SOLARIUM A laminated wooden staircase leads to the upper floor, where one of the property's greatest highlights awaits: a magnificent private solarium with spectacular open views of the sea and mountains. From this level, you can enjoy panoramic views across the Benalmádena coastline, turning the solarium into a truly exceptional outdoor living space. The upper terrace has been thoughtfully divided into different areas designed for relaxing, entertaining and enjoying time with family and friends. Dining & Lounge Area To the right, there is a spacious dining area with an extendable table seating up to 10 people, together with a comfortable lounge area. It also benefits from a water connection and hose, perfect for children to enjoy water games during the warmer months. The area is partially shaded by natural reed screening, creating a cool and pleasant environment. Barbecue Area On the left-hand side is a fantastic two-level barbecue area, complete with storage space for firewood and charcoal. Its layout keeps the barbecue area separated from the main dining and lounge space, creating different environments and ensuring greater comfort and functionality. It is the perfect setting for family lunches, dinners with friends or long summer evenings under the Mediterranean sky. EXCELLENT COMMUNAL FACILITIES The property is located within a well-maintained residential complex offering extensive communal areas designed for the enjoyment of residents and their families. The development features: Two communal swimming pools. Lift access to the pool area. Pool hoist for people with reduced mobility. Three separate sunbathing areas with loungers and parasols. Relaxation area with toilets. Spacious communal areas for families and children. Direct access from the pool area to the beach through a dedicated gate. The combination of these facilities and the proximity to the sea makes this an exceptionally convenient property for both permanent living and holidays. GARAGE & STORAGE ROOM INCLUDED The price includes a private parking space and a spacious approximately 8 m² storage room, located next to the parking space. This is particularly useful for storing bicycles, paddleboards, kayaks, sports equipment, beach gear or household items without taking up valuable space inside the property. A PROPERTY WITH DOUBLE APPEAL This duplex penthouse brings together a combination of features that are increasingly difficult to find: ✓ Duplex penthouse ✓ Sea and mountain views ✓ Privileged orientation ✓ Private solarium ✓ Southwest-facing terrace ✓ Just 150 m from the beach ✓ Tourist licence ✓ Year-round rental potential ✓ Private parking included ✓ Approx. 8 m² storage room included ✓ Two communal swimming pools ✓ Direct beach access ✓ Facilities adapted for reduced mobility ✓ Centralised air conditioning ✓ Fully equipped kitchen ✓ Climalit double glazing A PROPERTY TO LIVE IN, ENJOY AND INVEST IN Very few properties combine quality of life, proximity to the sea, generous outdoor spaces, panoramic views and rental potential in such a balanced way. Enjoy breakfast overlooking the sea, relaxing afternoons by the pool, water sports just metres from your home, barbecues with friends and spectacular sunsets from your own private solarium. A turnkey duplex penthouse designed to enjoy the Mediterranean lifestyle all year round, with a tourist licence for buyers looking for a property that also offers holiday rental potential. Torrequebrada · Benalmádena · Costa del Sol A property that truly needs to be viewed in person to appreciate everything it has to offer.

Setting
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Marina

Orientation
- ✔ East Facing
- ✔ South East Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Storage Room

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Parking
- ✔ Private Parking