## Продажа - Дом - Benalmadena

# 645.000€











**Ref.-ID: R5530015** **Benalmadena** **Дом**

**Коммунальные: 600 EUR / год** **ИБИ: 500 EUR / год** **5** **3** **209 m2**

Semi-Detached House with Two Independent Apartments in Arroyo de la Miel – An Investment Full of Possibilities A property with numerous advantages (solar panels for electricity), ideal as a permanent residence, a family home or a property investment! Located in the sought-after Veracruz neighbourhood of Arroyo de la Miel, this semi-detached house enjoys a prime location, close to shops, Lidl and Mercadona supermarkets, and less than a 20-minute walk from Arroyo de la Miel train station. A convenient and pleasant setting, ideal for everyday living without always needing a car. One of the property's main attractions is its unique layout: it consists of two separate apartments, each with its own independent entrance, offering a wide range of possibilities, whether for family living, accommodating relatives and friends, or generating rental income. Ground Floor: Three-Bedroom Apartment with Patio: The entrance to the first apartment is through a pleasant patio, a private outdoor space offering lovely views of the sea. Inside, an entrance hall leads to a welcoming living and dining area with an open-plan kitchen, complemented by a separate adjoining laundry area. The sleeping area comprises three bedrooms, two doubles and one single, as well as a spacious bathroom and a separate guest toilet. First Floor: A Second Independent Apartment: Accessed via a second patio and a separate entrance, the first-floor apartment features a lovely living and dining area, an open-plan kitchen, two bedrooms and a bathroom. This second patio also connects to the ground-floor apartment and offers a particularly attractive advantage: direct access to the communal swimming pool through its own entrance gate. A real bonus for enjoying the sunny days of the Costa del Sol! A Property Offering Multiple Possibilities: Thanks to its two independent living spaces, this house offers exceptional flexibility: - Live in one apartment and rent out the other to generate additional income. - Rent out both apartments and maximise the property's rental potential. - Adapt both living spaces to suit the needs of a single family, depending on your plans and preferences. This layout is particularly appealing to investors, families who wish to live close to one another while maintaining their independence, or anyone looking to combine a permanent residence with rental income. The property enjoys an ideal location for making the most of the area's amenities and attractions: - Shops and supermarkets: Lidl, Mercadona and numerous other shops nearby. - Public transport: Arroyo de la Miel train station is less than a 20-minute walk away. - Beaches: Benalmádena Costa is approximately 10 minutes away by car. - Málaga International Airport: approximately 20 minutes away by car. Whether you are looking for a home to live in all year round, a holiday home on the Costa del Sol, or an investment offering several rental possibilities, this property stands out for its versatile layout, outdoor spaces and convenient location close to the town centre and local amenities. A versatile property with endless possibilities, well worth a viewing!

**Расположение**
- ✔ Рядом с городом
- ✔ Близко к школам
- ✔ Урбанизация

**ОРИЕНТАЦИЯ**
- ✔ восток
- ✔ на юг
- ✔ запад

**Состояние**
- ✔ Отличное состояние

**бассейн**
- ✔ Коммунальный бассейн

**Климат-контроль**
- ✔ Кондиционер

**ВИД**
- ✔ Вид на море
- ✔ Городские Просмотров

**Особенности**
- ✔ Крытая терраса
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ Приватная терраса
- ✔ Кладовка

**Мебель**
- ✔ Частично меблированный

**Кухня**
- ✔ Частично оборудованная кухня

**Сад**
- ✔ Общий сад

**меры безопасности**
- ✔ Огражденный комплекс

**Парковка**
- ✔ Парковка на улице

**Категория**
- ✔ Перепродажа