

Продажа - Дом - Benalmadena Costa  
559.000€

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



Ref.-ID: R5431300

Benalmadena Costa

Дом

Коммунальные: 3,852 EUR / год

ИБИ: 584 EUR / год



3



3



177 m2



31 m2

Spacious townhouse with sea views, 700m from the beach. Torremuelle, Benalmádena. This house stands out for its excellent condition and its quality details. It has dual orientation, the main one being southwest, and beautiful views of the Mediterranean from the upper floors. It is distributed over 4 floors: Basement (56m<sup>2</sup>): A large space with the capacity to comfortably park two cars and with enough additional storage or utility room space. Main Floor: Living-dining room with a high-energy-efficiency Eva Calor Italian pellet stove. From here you access the terrace of approximately 13m<sup>2</sup> equipped with a custom-made bioclimatic pergola, ideal to enjoy all year round. This floor is completed with a guest toilet, an independent kitchen equipped with furniture from the prestigious brand Xey, a laundry area and access to a backyard. Upper Floor: Here you find the master bedroom, of generous dimensions, with an en-suite bathroom and access to a private terrace of 7m<sup>2</sup> with spectacular sea views. On this same floor we find two more bedrooms (with morning sun) and a full bathroom. Roof Floor: A charming attic with the possibility of extending it, ideal to use as an office, game room or reading area, which gives access to a terrace with panoramic views of the coast. The property has additional quality details such as a smart water heater to optimize water consumption, video intercom from the mobile phone, water softener, smart refrigerator with a 5-year warranty, etc. The location is fantastic, a short walk from the sea and 10' walking from the Torremuelle train station that connects Fuengirola/ Airport/ Málaga. In the area is the prestigious British College of Benalmadena. The indicated price does not include taxes or expenses. 7% ITP will be applied, in addition to notary fees (approx. 0.3%-0.5%) and Property Registry (approx. 0.1%-0.3%) on the sale price. The indicated amounts are purely informative and may vary depending on the specific case. For this property, the approximate expenses will be: ITP: 39,130€ Notary: Between 1,677€ (0.3%) and 2,795€ (0.5%) Property Registry: Between 559€ (0.1%) and 1,677€ (0.3%) The sale of this property does not entail real estate intermediation fees for the buying party. The house is sold without furniture.

#### Расположение

- ✓ На побережье
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Урбанизация

#### Особенности

- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Подвал

#### Категория

- ✓ Перепродажа

#### ОРИЕНТАЦИЯ

- ✓ Юго-запад

#### Мебель

- ✓ По желанию

#### Состояние

- ✓ Хорошее

#### Кухня

- ✓ Полностью оборудованная

#### бассейн

- ✓ Общий

#### Сад

- ✓ Общественный

#### Климат-контроль

- ✓ Кондиционер
- ✓ Пре-установленный
- ✓ Камин

#### меры безопасности

- ✓ Огражденный комплекс

#### ВИД

- ✓ Море

#### Парковка

- ✓ Подземная
- ✓ Гараж
- ✓ С навесом
- ✓ Более чем один
- ✓ Приватная