EK
ARBAT ESTATES

**Продажа - Апартамент - Benalmadena**

**330.000€**

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**Ref.-ID: R5447410**

**Benalmadena**

**Апартамент**

**2**

**2**

**134 m2**

Your urban retreat with every convenience in Benalmádena Discover this fantastic ground-floor property with a practical and functional layout, located in one of the most sought-after areas of Arroyo de la Miel. If you are looking for the perfect combination of residential tranquillity and having everything you need right on your doorstep, this could be your ideal home. Living area: A spacious, light-filled living-dining room with direct access to a pleasant terrace, perfect for enjoying breakfast outdoors or relaxing in the fresh air. Separate kitchen: A fully equipped independent kitchen, thoughtfully designed to make the most of the available space. 2 bedrooms and 2 bathrooms: Comfortable bedrooms with fitted wardrobes, plus two full bathrooms providing privacy and comfort for the whole family or your guests. Air conditioning: A ducted air-conditioning system with both heating and cooling throughout the property, ensuring the perfect temperature all year round, quietly and efficiently. This property stands out for its intelligent layout, where the interior spaces flow naturally into versatile outdoor areas, creating a welcoming and highly functional home. Main layout: Upon entering, the hallway provides a smooth and practical connection between the different areas of the property: to the right, a practical and conveniently located kitchen; straight ahead, a comfortable living room designed for relaxation; and to the left, the sleeping area, comprising the bedrooms and bathrooms. Versatility and seamless indoor-outdoor connection: The home extends naturally into the outdoor areas through a seamless transition. From the living room, you access an enclosed porch, a versatile space that can be used as a second living room all year round. This porch, in turn, connects to a semi-open area leading to a dining space, creating a practical connection with the kitchen. In addition, the property features two further rooms that are fully integrated into the home and offer exceptional versatility: a spacious area currently set up as a studio/home office, ideal for painting or working from home, and an adjoining storage area. These additional spaces provide unique added value, making the property particularly appealing to those looking for a dedicated creative space, a home office, or simply more room and flexibility for everyday living. Extras that make the difference: Underground parking space: Forget the hassle of finding parking in the centre. You can access your vehicle directly from the lift. Storage room included: Additional storage space, ideal for bicycles, suitcases, seasonal items and everything else you need to keep neatly out of sight. Location and connectivity — everything within easy reach: The location is simply unbeatable for everyday living without the need for a car. Transport: Just a few minutes' walk from Arroyo de la Miel commuter train station, providing direct connections to Málaga Airport, Málaga city centre and Fuengirola. Education and healthcare: Surrounded by well-regarded schools, such as C.E.I.P. La Leala and I.E.S. Al-Baytar, and very close to the local health centre. Amenities: Supermarkets such as Mercadona and Carrefour Market, pharmacies, banks, and a wide range of restaurants and local shops are all right on your doorstep. Leisure: Quick access to Parque de la Paloma, while the A-7 motorway can be reached in less than 3 minutes.

**Расположение**
- ✔ Город
- ✔ Коммерческая зона
- ✔ Рядом с магазинами
- ✔ Близко к школам

**ОРИЕНТАЦИЯ**
- ✔ восток

**Состояние**
- ✔ Хорошее состояние

**бассейн**
- ✔ Коммунальный бассейн

**Климат-контроль**
- ✔ Кондиционер

**ВИД**
- ✔ Виды на внутренний двор

**Особенности**
- ✔ Крытая терраса
- ✔ Лифт
- ✔ Приватная терраса
- ✔ Двойные стеклопакеты

**Мебель**
- ✔ Полностью меблированный

**Кухня**
- ✔ Полностью оборудованная кухня

**Сад**
- ✔ Общий сад

**меры безопасности**
- ✔ Огражденный комплекс

**Парковка**
- ✔ подземная парковка
- ✔ Частная парковка

**Коммунальные услуги**
- ✔ Электричество
- ✔ Питьевая вода
- ✔ Телефон
- ✔ Газ