



R5431300

 Benalmadena Costa

REF# R5431300 559.000 €

BEDS

3

BATHS

3

BUILT

177 m<sup>2</sup>

PLOT

31 m<sup>2</sup>

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.



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