



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN BENALMADENA COSTA

 Benalmadena Costa

REF# R5367349    279.800 €

BEDS

2

BATHS

1

BUILT

45 m<sup>2</sup>

TERRACE

5 m<sup>2</sup>

? Property 300 meters from the sea next to Parque de La Paloma

A fantastic property is offered in one of the most sought-after areas, just 300 meters from the beach and only a few steps from the iconic Parque de La Paloma. Surrounded by all services, shops, and leisure areas, this property is ideal both as a permanent residence and as an investment.

The property features 2 bedrooms (one double and one single), a bright living room, a fully equipped open-plan kitchen, and is sold furnished, ready to move into. It also has a pleasant terrace with Lumon glass curtains, perfect for year-round enjoyment, with sea views and an east-facing orientation, ensuring morning sun.

Located in a building from 1970, the complex offers a communal swimming pool, ideal for enjoying the Costa del Sol climate.

# IDILIQ

ESTATES

## Costs:

Community fees: €88/month

Property tax (IBI): €417/year

Rubbish collection: €90/year

There is the option to purchase a closed garage on a parallel street for €30,000 (not included in the price).

? Unbeatable location, just minutes from the beach, with supermarkets, transport, restaurants, and all amenities nearby.

? Ideal as an investment or as a second home by the sea.

