



## Ground Floor Apartment in Benalmadena Costa

Bedrooms **2** Bathrooms **2** Built **85m2** Terrace **35m2**

**R4989598**

**Ground Floor  
Apartment**

**Benalmadena Costa**

**450.000€**

AN OPPORTUNITY TO ACQUIRE A VERY WELL PRESENTED AND RECENTLY CONSTRUCTED APARTMENT IN A VERY CONVENIENT LOCATION. South orientation, partial sea views and secure underground parking. AT A GLANCE 2 BEDROOMS 2 BATHROOMS WELL PRESENTED GOOD QUALITIES AND LOCATION LARGE TERRACE TOURIST LICENSE SECURE UNDERGROUND PARKING SPACE AND STORAGE ROOM This elevated ground floor apartment was constructed in 2021 and is ideally located overlooking the large community pool and gardens. The property sits within a gated community and its location means an easy walk to the beach, train station (with access to Fuengirola and Malaga) and all local amenities and restaurants. The property also neighbors a wonderful spa resort with large indoor pool, treatment rooms, padel tennis courts, tennis courts, restaurants (including a Michelin star restaurant) bars and a 5\* hotel. Lift from the underground parking (1 x dedicated space) to the community hall and entrance. Entrance with plenty of storage leading to a spacious lounge/diner with access, via large double sliding doors, to the expansive terrace which is ideal for entertaining and al fresco dining. The lounge/diner is open plan to the well appointed and fully fitted kitchen with breakfast bar, silestone work surfaces and Bosch appliances. Off the kitchen is a small utility/storage room. Inner hallway leading to a double guest bedroom with access to the terrace, a guest

bathroom with bath and shower over and the Master bedroom with dressing area and quality en suite with twin wash hand basins and large walk in shower. The Master bedroom also has access to the terrace. The bathrooms are fitted with Duravit and Hansgrohe sanitary ware, showers and taps. ADDITIONAL FEATURES QUALITY DOUBLE GLAZING DUCTED AIR CONDITIONING HOT/COLD BY DAIKIN VIDEO ENTRANCE SYSTEM FITTED WARDROBES OUTSIDE Large community pool and well tended gardens. The property is sold fully furnished, subject to an agreed and signed inventory. The property benefits from a Tourist License and there is a history of short term letting income the details of which are available on request. BEACH 10 MINUTE WALK TRAIN STATION 6 MINUTE WALK MALAGA 15 MINUTES DRIVE MARBELLA 25 MINUTES DRIVE In compliance with the Decree of the Junta de Andalucia 218 issued 11/10/205, we inform the client that the notary fees, registration fees, ITP, and other expenses inherent to the purchase, are not included in the price. Please ask for financial advice from a professional source.

Covered Terrace  
Fitted Wardrobes

Covered Terrace  
Near Transport

Ensuite Bathroom  
Private Terrace