

# ALL IN real estates



## Ground Floor Apartment in Benalmadena Costa

Bedrooms	<b>4</b>	Bathrooms	<b>2</b>	Built	<b>57m2</b>	Terrace	<b>20m2</b>
<b>R5173834</b>	<b>Ground Floor Apartment</b>	<b>Benalmadena Costa</b>	<b>290.000€</b>				

Apartments for Sale in Benalmádena Costa | 4-Bedroom Investment Opportunity Discover a unique investment opportunity in Benalmádena Costa. This property features two independent 2-bedroom apartments, offering a total of 4 bedrooms. Located just a short walk from the beach, Paloma Park, and the Arroyo de la Miel train station. Ideal for investors seeking rental income. A Prime Investment: Two Apartments, Four Bedrooms in Benalmádena Seize this exceptional opportunity to own a dual-apartment property in the highly sought-after area of Benalmádena Costa. This unique offering includes two independent 2-bedroom apartments, giving you a total of four bedrooms. This is a rare find for investors looking for a property with immediate rental income. The apartments are perfectly situated just a few minutes' walk from the pristine beaches and all essential amenities, making seaside living effortlessly convenient. Unbeatable Location and with some sea views Location is everything, and these Benalmádena apartments deliver. Nestled in a very central area, you'll enjoy unparalleled convenience. The property is a stone's throw from the beach, within easy walking distance of the beautiful Paloma Park, and close to the Arroyo de la Miel train station, providing excellent transport links to Málaga Airport and beyond. One of the property's most appealing features is the expansive, wrap-around communal terrace. Its exclusive location at the end of the building

means it is used solely by these two apartments, ensuring privacy and tranquility. The terrace provides some sea views and overlooks the community pool and gardens. Ready-Made Rental Income This is an investor's dream. Both apartments are currently occupied by long-term tenants, providing a stable and immediate rental income stream from day one. You have the option to purchase the property with the current tenants in place, making for a seamless, hassle-free investment. Don't miss out on this fantastic opportunity to acquire a profitable property in Benalmádena. Contact us today to arrange a viewing. DEED: Total Built Area 57m2, Year of Build: 1970, Aprox fees IBI :378,58€ per year - Basura 163,40€ per year - Ordinary Community 114,88€ per month (includes water) plus Extraordinary Community 14,31€/ CEE:Energy Consumption Rating & CO2 Emissions Rating Pending In compliance with the information obligations set out in Final Provision 3 of Law 10/2025, of 28 December, on customer service and transparency, as well as applicable sector regulations and Regional Decree 218/2005 of the Junta de Andalucía, please note that the listed price does not include the expenses and taxes inherent to the purchase. Our real estate agency fees are included in the price. The exact costs will be provided in the Abbreviated Information Document (D.I.A.), during the property viewing or prior to it. Purchase Costs: Notary Fees: The notary's fee will be calculated in accordance with the official notarial tariff: Annex I of Royal Decree 1426/1989, of 17 November. Land Registry Fees: Registration will be charged in accordance with the official tariff: Annex I of Royal Decree 1427/1989, of 17 November. Administration Fees (Gestoría): The fees for administrative processing, tax settlement and registration are estimated at approximately €400 (VAT included), depending on the complexity of each case. Property Transfer Tax (ITP): The tax rate currently in force in Andalusia will apply (generally 7%, without prejudice to reduced rates of 6%, 3.5%, etc., applicable depending on the buyer's personal circumstances or the characteristics of the property). The tax is levied on the higher of the Cadastral Reference Value and the sale price. You can calculate your personal situation on the official portal of the Agencia Tributaria de Andalucía. The information provided is for guidance purposes only, is non-binding and has no contractual value. The offer is subject to errors, price changes, availability and/or withdrawal from the market without prior notice. This information may have been subject to changes that have not yet been incorporated. We recommend you contact us to obtain the latest details and/or confirm the information set out herein.

Lift  
Near Transport

Lift  
Restaurant On Site

Near Church  
WiFi