

ALL IN

real estates



Townhouse in Benalmadena

Bedrooms	4	Bathrooms	3	Built	110m2	Plot	75m2
R5208523		Townhouse		Benalmadena		730.000€	

****Stunning 4-Bedroom Semi-Attached Townhouse for Sale in Benalmádena – Modern Comfort and Prime Location!**** Discover this beautifully renovated townhouse featuring ****4 spacious bedrooms****, ****3 bathrooms****, a ****bright living room****, and a ****fully equipped and modern kitchen****. Enjoy all-day sunshine with ****two large terraces (50 m² total)**** facing east and west, plus a private garden (48 m²) with a play area (27 m²), laundry space, separate storage room, and private parking. The property is equipped with triple-glazed windows, high-quality external wall insulation, a bioclimatic pergola with LED lighting, ceramic and wooden floors, and built-in wardrobes. Ideally located just steps away from public transport, schools, supermarkets, and with easy access to the motorway — a perfect family home in an unbeatable area! **** Possibility to expand with a separate basement unit of approximately 60 m² **** **### **Technical Features**** ****Windows:**** EUROFUTUR system by KÖMMERLING, glass type PL ULTRA N 4/20/6 mm. ****Bioclimatic Pergola:**** 8x4 m, reinforced frame, LED lighting, brand *Solisysteme*. ****Front Terrace Awning:**** German brand *Markilux*. ****External Wall Insulation:**** Supafil 034 mineral wool (blown-in insulation) offering: ***Excellent **thermal comfort****, eliminating cold-wall effect and ensuring even indoor temperature distribution. ***Added **acoustic insulation**** for noise reduction. ***Eco-friendly**** material, helping reduce CO₂ emissions. ***Moisture-resistant***, water-repellent, non-hygroscopic. ***Does not support mold or bacteria growth.** --- **### **Legal Notice**** In accordance with Decree 218/2005 on

consumer information in the sale and rental of properties in Andalusia: **Notary, registration, transfer tax (ITP), financial fees, and other costs related to the purchase are not included in the listed price. **

Barbeque
Ensuite Bathroom
Games Room
Storage Room

Barbeque
Fiber Optic
Near Transport

Covered Terrace
Fitted Wardrobes
Private Terrace