

# ALL IN

## real estates



### Ground Floor Apartment in Benalmadena

Bedrooms **1** Bathrooms **1** Built **49m2** Terrace **6m2**

**R5318992**

**Ground Floor  
Apartment**

**Benalmadena**

**263.500€**

? **\*\*Ground-Floor Duplex with Tourist License and Parking Included on Avenida Marysol – Benalmádena\*\*** ? An ideal opportunity both for living and investing! Fantastic **\*\*ground-floor duplex with active tourist license\*\*** for sale on Avenida Marysol, one of the most sought-after areas of **\*\*Benalmádena\*\***, just **\*\*4 minutes' walk from the beach\*\*** and surrounded by all amenities: supermarkets, public transport, restaurants, and leisure areas. The property offers **\*\*49 m<sup>2</sup> built area\*\***, distributed over two comfortable levels: **### \*\*Main Floor\*\*** \* Bright living room with hot/cold air conditioning \* Fully equipped kitchen with all appliances \* Guest toilet \* Access to one of the terraces **### \*\*Upper Floor\*\*** \* Spacious bedroom with built-in wardrobe and hot/cold air conditioning \* Large full bathroom with bathtub \* Access to a second terrace The property features **\*\*two terraces (an additional 3 m<sup>2</sup>)\*\***, perfect for enjoying the Costa del Sol climate all year round. **\*\*Parking space included in the price\*\***, a great added value in the area. \* **\*\*Community fees:\*\*** €19/month \* **\*\*Property tax (IBI):\*\*** €180/year Thanks to its **\*\*active tourist license\*\***, this is an excellent investment opportunity with high rental potential or an ideal second home by the sea. **????** Prime location, close to everything with quick access to the beach. Don't miss this opportunity. Contact us for more information or to arrange a viewing!

Covered Terrace  
Fitted Wardrobes

Covered Terrace  
Private Terrace

Ensuite Bathroom