



Ground Floor Apartment in Arroyo de la Miel

Bedrooms **3** Bathrooms **2** Built **106m2** Terrace **0m2**

R5454073

**Ground Floor
Apartment**

Arroyo de la Miel

445.000€

We offer this welcoming apartment for sale in the coastal town of Benalmádena, Málaga province, in the Arroyo de la Miel district. Located on the second floor of a residential building with an elevator, it boasts 106 m² of living space, distributed among: 3 bedrooms, a furnished kitchen, two bathrooms, and a spacious living-dining room with access to a terrace offering beautiful sea views. A parking space in the building's basement is included in the price. This property is located in a lovely residential complex with communal gardens, next to Paloma Park and close to Federico García Lorca Avenue. It's a well-established area, so you'll have access to services and amenities that will make your life more comfortable and relaxed. All the resources you might need are within easy reach, including nearby schools (La Paloma Public School, Ibn al-Baytar Secondary School, El Panal School, El Tomillar Primary School, etc.), a post office, a library, the Arroyo de la Miel National Police station, healthcare facilities (Arroyo Clinic, RV Benalmádena Clinic), supermarkets, various shops (bazaar, bakery, building materials, hardware store, clothing store, computer store, mobile phone shop, etc.), a nursing home, a pharmacy, a variety of restaurants and bars (cafés, bars, restaurants, a grill, a churro shop, an ice cream parlor), an oil recycling point, and sports facilities (El Tomillar Football Field, Sports Palace). Benalmádena) or parks (Pocoyo Playground, Medina Azahara Public Children's Park, Calisthenics

Park/Outdoor Gym, Innova Park Skateboard Park) and leisure areas (Parque de la Paloma, Selwo Marina), among others. It boasts excellent road connections (access to the N-340, AP-7, and E-15, with the A-368 being its main access road), and public transport links: the Arroyo de la Miel train and commuter rail station is ten minutes away, as is a taxi rank and several nearby city and intercity bus stops (the M-103 stop is just a few meters away, and the M-112, M-121, and M-126 lines are a 3-minute walk). This is your opportunity to acquire this fantastic property at an unbeatable price in a prime location. Want to know more? NOTICE: The information contained in this listing may be subject to errors or omissions. Properties may be subject to price changes, prior sale, or withdrawal from the market. For more information, please do not hesitate to contact us. CONTACT US, WE WILL BE HAPPY TO ASSIST YOU. Our agency fees are already included in the sale price, so you will not have to pay any additional costs for management or real estate advice. In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, please note that notary fees, registration fees, property transfer tax (ITP), and other expenses related to the sale are not included in the price.