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Middle Floor Apartment in Arroyo de la Miel

Bedrooms	**2**	Bathrooms	**1**	Built	**82m2**	Terrace	**15m2**

R5432947	**Middle Floor Apartment**	**Arroyo de la Miel**	**295.000€**

Apartment with Sea Views, Spacious Terrace, Private Garage & Storage Room – Outstanding Potential in Sought-After Arroyo de la Miel Some homes impress with luxurious finishes. Others offer something even more valuable – the opportunity to create a home that truly reflects your own style and vision. Enjoying a desirable south-facing orientation, a generous terrace and beautiful views towards the Mediterranean, this apartment provides an excellent foundation for those looking to personalise a property in one of Benalmádena's most sought-after residential areas. The spacious terrace extends across both bedrooms and the living room, creating a seamless connection between the indoor and outdoor living spaces. Part of the terrace has been incorporated into one of the bedrooms, providing a versatile additional area that could serve as a reading corner, home office, hobby room or peaceful retreat. The remaining terrace naturally becomes an extension of the living area, perfect for morning coffee, outdoor dining and relaxing evenings overlooking the sea. Inside, the apartment offers a practical and well-designed layout comprising two bedrooms, a bright living and dining room, a separate kitchen, a utility room and a bathroom. The functional floor plan provides an excellent starting point for future improvements while remaining comfortable and highly practical. Rather than being defined by modern finishes, this is a property that stands out for its location, views and exceptional

potential. It presents a wonderful opportunity for the next owner to renovate gradually and create a home tailored entirely to their own taste while benefiting from a spacious layout with excellent fundamentals. The property also includes a private underground parking space and a generous storage room—two highly desirable features that add everyday convenience and long-term appeal. A Location That Makes Everyday Life Easy Situated in a quiet and established residential area of Arroyo de la Miel, you'll enjoy easy access to everything needed for comfortable daily living. Nurseries and schools are within walking distance, while the Norwegian School is located only approximately 300 metres from the apartment, making it especially attractive for families. Carrefour Market, open seven days a week, is approximately 700 metres away, while restaurants and cafés can also be found nearby. The Municipal Sports Centre (Polideportivo Municipal), parks, playgrounds and public transport are all within close proximity, offering excellent leisure opportunities for all ages. The AP-7 motorway can be reached within minutes, providing fast connections to Málaga city, Málaga International Airport, Marbella and the rest of the Costa del Sol. Residents also benefit from access to a communal social lounge with bar facilities, available to reserve for private celebrations and gatherings. Benalmádena – One of the Costa del Sol's Most Desirable Locations Benalmádena continues to attract both permanent residents and international buyers thanks to its exceptional climate, coastal lifestyle and excellent range of amenities. From beautiful sandy beaches and the award-winning Puerto Marina to golf courses, hiking trails, sports facilities and an extensive selection of restaurants, cafés and year-round services, the area offers an outstanding quality of life. Its excellent infrastructure, international schools and close proximity to Málaga Airport make Benalmádena an ideal choice for families, holiday homeowners and property investors alike. A Home Full of Possibilities Whether you are searching for a permanent residence, a holiday home or a property with the potential to become your dream home by the sea, this apartment offers a rare combination of location, layout and future possibilities. **In accordance with Decree 218/2005 of 11 October, issued by the Regional Government of Andalusia, please note that the advertised ?sale ?price ?does ?not ?include Property Transfer ?Tax ?(ITP), notary fees, Land Registry ?fees, or ?any other ?costs ?associated with the purchase ?that ?are ?legally ?payable ?by ?the ?buyer.**

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Fitted Wardrobes	Lift	Near Transport
Private Terrace	Storage Room	