

## apartment for sale Benalmádena, Costa Del Sol Occidental



Discover an exceptional opportunity in the heart of Benalmádena Costa with this bright and spacious one-bedroom apartment, a true find that stands out for its modern build, dating back to 2005. This property strikes the perfect balance between contemporary comfort and unmistakable Mediterranean charm, offering a fluid and functional layout. Upon crossing the threshold, a practical hallway guides you toward a living area designed to maximize light; to the left, a seamless American-style kitchen integrates visually with the lounge, creating an open and sociable atmosphere. The living-dining room, the true heart of the home, is bathed in natural clarity and offers sea views so immediate they can be enjoyed comfortably right from the dining table.~~Toward the right wing, the home features a modern bathroom with a walk-in shower and an exceptionally large primary bedroom, equipped with ample fitted wardrobes and an exclusive advantage: direct access to the outdoor living space. The soul of this home is undoubtedly its charming terrace, a space with plenty of room for a four-seater table and additional surface area to relax while taking in the proximity of the coastline. The location is simply unbeatable, situated in a central hub where leisure and convenience meet; just a few steps away, you will have a wide range of beach bars, restaurants, shops, and essential services like local clinics at your disposal. Whether as an investment, a holiday home, or a permanent residence, this property is an invitation to enjoy the quality of life on the Costa del Sol.~~Technical Note: According to the deed, it has a total built area of 57.16m<sup>2</sup> (63.73m<sup>2</sup> including community elements). Approximate annual expenses are €470.96 for IBI and €170 for rubbish collection, with a monthly community fee of €53.76 plus an extraordinary fee of €42. The property has an energy rating of E. The data presented is informative and has no contractual value, subject to possible errors or market changes. The price does not include expenses derived from the purchase (ITP, notary, registry,etc).

### property details

Spanishestate id:	<b>6373394</b>
reference::	<b>EXMH-2619</b>
close to/ located:	<b>Benalmádena</b>
region:	<b>Costa Del Sol Occidental</b>
property type:	<b>apartment</b>

### contact

real estate agent:	<b>Inmobiliaria Mar Homes</b>
name:	<b>inmovilla 10099</b>
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rooms:	<b>1</b>
property surface:	<b>57 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 289.000</b>