

## apartment for sale Benalmádena, Costa Del Sol Occidental



Perfectly positioned in the soughtafter Los Patos area, this bright and inviting onebedroom apartment offers the ultimate lifestyle just 100 meters from the shoreline. Located on the fourth floor, the property is a mere oneminute stroll from the beach and sits within the prestigious Sunset Beach Hotel district, putting a superb variety of chiringuitos, local supermarkets, and the vibrant amenities of Avenida las Palmeras right at your doorstep.~Upon entering, a hallway leads into an openplan lounge and dining area featuring a seamlessly integrated kitchen. This lounge opens directly onto a private, sundrenched terrace where you can enjoy the coastal breeze and beautiful lateral sea views. The layout is thoughtfully designed, featuring a shower room conveniently located off the hall and a double bedroom to the left, complete with wardrobe.~Beyond the apartment itself, residents enjoy access to a refreshing community pool, perfect for cooling off after a day at the beach. Adding exceptional value and convenience to this property, the property is sold inclusive of a private underground garage space and a dedicated storeroom, ensuring plenty of space for beach gear and secure parking yearround. Whether you are seeking a lucrative investment opportunity or a personal seaside retreat, this property delivers unbeatable location and comfort in the heart of the Costa del Sol.~DEED: Total Built Area 42,67m2, Year of Build: 2008, Aprox fees IBI :350€ per year Basura 170€ per year Community 44,70€ per month / CEE:Energy Consumption Rating E (154.44 kWh /m2/year) CO2 Emissions Rating D (26.39 kgCO2/m2/year).~The stated data is merely informative and has no contractual value. These details may be subject to errors, price changes, omissions, availability and/or withdrawal from the market without prior notice. The indicated price does not include the expenses inherent to the purchase of real estate according to current laws (ITP or VAT, notary expenses, registry expenses, conveyancing etc)

### property details

Spanishestate id:	<b>6380809</b>
reference::	<b>250TSA</b>
close to/ located:	<b>Benalmádena</b>
region:	<b>Costa Del Sol Occidental</b>
property type:	<b>apartment</b>
rooms:	<b>1</b>

### contact

real estate agent:	<b>Arcasas</b>
name:	<b>inmovilla 9320</b>
spreekt:	<b>not available</b>
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property surface:	<b>42 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 250.000</b>