

## house for sale Benalmádena, Costa Del Sol Occidental



It is a house that has been completely renovated 5 years ago. Originally with 3 bedrooms, the house has been redesigned and currently has 2 bedrooms and the possibility of having a separate apartment for guests, also ideal as a rental option. ~It is distributed on two levels. On the upper floor, with direct access from the street, we find an elegant Lshaped open space that integrates the living room, dining room and kitchen. The large master bedroom is also located on this level, with a dressing room, builtin wardrobes and an ensuite bathroom. ~The large windows incorporated in the renovation provide light, spaciousness and design. From here you can access a magnificent terrace from which you can enjoy beautiful views of the surroundings with the imposing presence of the sea. ~The ground floor, with direct access to the pool area, has a second kitchen, living room, a bedroom with an ensuite bathroom and a storage room with the possibility of converting into an additional bathroom, as it has all the necessary connections. The outdoor area offers a swimming pool of approximately 35 m2 and solarium space to enjoy the climate all year round. ~Its features include: Parking space Solar panels Tourist license The location is fabulous, with immediate access to the A7 and the Higuero services area on foot (cafeteria, restaurant, mini market, pharmacy, etc.). Carvajal beach just 1.8km (4' by car).~~The indicated price does not include taxes or fees. ITP 7%, in addition to notary (approx. 0.3%–0.5%) and Property Registry (approx. 0.1%–0.3%) will be applied to the sale price. The amounts indicated are merely informative and may vary depending on the specific case.~~For this property, the approximate expenses will be:~ITP: €54,250~Notary: Between €2,325 (0.3%) and €3,875 (0.5%) ~Property registration: Between €775 (0.1%) and €2325 (0.3%) ~The purchase and sale of this property does not entail real estate brokerage fees for the purchasing party.~~The house is sold furnished

### property details

Spanishestate id: **6382250**  
reference:: **3476-04299**  
close to/ located: **Benalmádena**  
region: **Costa Del Sol Occidental**  
property type: **house**  
rooms: **3**

### contact

real estate agent: **Re/max Sunset**  
name: **not available**  
spreek: **not available**  
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property surface:	<b>223 m2</b>
surface plot:	<b>315 m2</b>
price:	<b>€ 775.000</b>