

## Townhouse for sale in Benalmadena, Costa del Sol

4 Bedrooms | 5 Bathrooms | 296 m<sup>2</sup> Interior | 180 m<sup>2</sup> Terraces | Garage Yes | Garden Yes | Pool Yes  
€ 1,649 IBI | € 190 Rubish tax | € 2,628 Community fees



### Property Description

Exclusive House with Sea Views in Torremuelle, Benalmádena  
Discover this spectacular 477 m<sup>2</sup> (terraces included) house, located in one of the most privileged and peaceful areas of Benalmádena, surrounded by nature and offering stunning sea views from its three terraces.

The home features:

- 4 spacious bedrooms with built-in wardrobes
  - 5 bathrooms designed with quality finishes
  - 2 elegant living rooms, perfect for comfort and entertaining
  - A modern kitchen fully equipped with Bosch appliances.
  - Home automation system for lighting, cooling and air-conditioning, and solar panels for great energy savings
  - Air conditioning and heating, double-glazed windows
  - Private parking
  - 2 storage rooms, a barbecue, and outdoor areas with beautiful outside ambient lighting, ideal for enjoying the Mediterranean climate
- This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.  
Urb. Marbella Real, Local 2 (29602) Marbella - Spain Tel. +34 952 765 428 - Email. info@marbellaliving.com
- Sold fully furnished with quality furniture and licensed and fully equipped for short term rental by

Andalusian government.

The property is part of a community that offers a large infinite view swimming pool, gym, multiple recreation area, and an exclusive environment with total privacy and security.

**MARBELLA LIVING**

Located in Torremuelle, an area highly appreciated by its residents, close to:

- Hospital both private and public
- Torremuelle train station
- Beach
- Sports club with tennis and paddle tennis
- Cafes, restaurants, supermarkets, bus stop and taxi
- British College
- Just 20 minutes from Malaga Airport

**€ 940,000**

Ref: 980BD

Ideal for enjoying the quality of life offered by the Costa del Sol in one of its most sought-after areas.

Title Deed: Total Built Area 296.80 m2; Terrace Area 180.65 m2 Year of Construction 2019-

Community fees: 658€/quarter IBIU: 1.649€/year Rubbish Collection Tax: 190€/year

EEC: Energy Consumption C: 47.24 kWh/m2 year & CO2 Emissions C: 8.42 kg CO2/m2 year

The information provided is for informational purposes only and has no contractual value. The offer is subject to errors, price changes, omissions, availability, and/or withdrawal from the market without prior notice. The indicated price does not include expenses inherent to the purchase of real estate according to current laws (ITP or VAT, notary fees, registry fees, administration fees).

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