



## PŮZEMNÍ APARTMÁN 3 LOŽNICE

📍 Benalmadena

**REF# R4708960 – 535.000€**

IBI

920 €/YEAR

Garbage

190 €/YEAR

Community

2832 €/YEAR



3

Ložnice



2

Koupelny



144 m<sup>2</sup>

Built



198 m<sup>2</sup>

Terrace

A SUPERB OPPORTUNITY TO ACQUIRE A SPACIOUS AND BEAUTIFULLY APPOINTED GARDEN APARTMENT IN A HIGHLY REQUESTED URBANIZATION WITHIN WALKING DISTANCE TO THE

WHITE WASHED AND HISTORICAL VILLAGE OF BENALMADENA.

Open, country, mountain and sea views.

South west orientation, gated, off road parking.

First Occupation License in place (LPO).

#### AT A GLANCE

3 BEDROOMS

2 BATHROOMS (ONE EN SUITE)

SINGLE LEVEL

LANDSCAPED GARDEN WITH LOVELY SEA VIEWS

ROOM FOR A PRIVATE POOL (PLANNING PERMISSION PENDING)

SPACIOUS AND VERY WELL PRESENTED ACCOMMODATION

Due to its floor plan and large garden, the property has the feel of a small villa.

Entrance porch leading to the entrance lobby.

Dual aspect lounge/diner, with 2 sets of large glass sliding doors leading to the inner courtyard, covered terrace and garden. Feature fireplace with log burner.

Fully fitted, quality kitchen with granite work surfaces, Siemens appliances and breakfast bar.

Off the kitchen is a fully enclosed utility room with additional storage.

Inner hallway with plenty of storage and access to the inner courtyard.

Off this hallway are 2 large, double guest bedrooms with doors providing access to the front garden and a luxury, newly fitted bathroom with a large, walk in shower.

To the front of the property is the impressive Master bedroom with a well appointed en suite and access to the front garden.

#### OUTSIDE

A lovely, very private, garden area with a variety of mature plantings, decked area and lovely sea views. The back garden continues around to a very spacious side garden with room to install a swimming pool. Planning permission to install a 6m x 3m pool is currently in progress with the town hall.

This side garden also boasts a lovely gazebo, large store room and access to the front garden.

#### ADDITIONAL FEATURES

DUCTED AIR CONDITIONING HOT/COLD

DOUBLE GLAZING

LOG BURNER

AUTO IRRIGATION TO THE GARDEN  
ALARM SYSTEM  
FITTED WARDROBES  
IMMACULATEDLY PRESENTED THROUGHOUT  
GOOD RENTAL POTENTIAL

#### COMMUNITY FACILITIES

25m pool set in beautiful and immaculately tended gardens, children's pool, changing and showering facilities.

The community will shortly be installing CCTV security cameras throughout the urbanization.

Furniture can be included, subject to a separate negotiation and an agreed and signed inventory.

This is a rare opportunity to acquire a wonderful property in a highly desirable urbanization.

Viewing is very highly recommended.

All local amenities, including supermarkets, British International College and quality restaurants are within walking distance, or just a short car journey.

BENALMADENA PUEBLO 15 MINUTE WALK

TORREMUELLE TENNIS/PADEL CLUB, RAILWAY STATION, LOCAL RESTAURANTS/AMENITIES AND BEACH 20 MINUTE WALK

(NB. The return walk is on a steep hill and a taxi may be preferred)

MALAGA 20 MINUTE DRIVE MARBELLA 30 MINUTE DRIVE







