



## SAMOSTATN? STOJÍCÍ VILA 3 LOŽNICE

📍 Benalmadena

REF# R5133121 – 251.000€

IBI

185 €/YEAR



3  
Ložnice



2  
Koupelny



88 m<sup>2</sup>  
Built



45 m<sup>2</sup>  
Plot



45 m<sup>2</sup>  
Terrace

Charming traditional townhouse for sale, ideally located in the heart of Arroyo de la Miel, in a very quiet and residential area while still being just a short walk from all essential amenities. Its excellent location allows you to enjoy the convenience of having supermarkets, a train station, health centers, schools, shopping areas, restaurants, and all kinds of daily services nearby without the need for a car.

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**D** | Avda. Ricardo Soriano, 72, Edif. Golden B, 1<sup>a</sup> Planta, (29601) Marbella, Málaga, España.

The property is distributed over two floors plus a spacious rooftop terrace, offering a practical and functional layout. On the ground floor, there is a versatile room that can be used as a bedroom, office, or multipurpose space, a guest toilet, a cozy living room perfect for family gatherings, and a fully functional kitchen with direct access to a small interior patio, ideal for storage or as a utility space.

On the first floor, there are two bright bedrooms, both with good natural ventilation, along with a full bathroom serving this level. One of the standout features of the property is its large rooftop terrace of approximately 45 m<sup>2</sup>, which includes a laundry room and offers pleasant sea views. This outdoor space is perfect for enjoying the area's wonderful climate, hosting gatherings, creating a chill-out area, or simply relaxing in the open air.

One of the main advantages of this property is that there are no community fees, representing significant long-term savings. Additionally, current urban planning regulations allow for the possibility of extending the property by adding more floors, making it an excellent opportunity both as a permanent residence and as an investment.

Although the property requires some renovation, its structure is solid and offers great potential to be adapted to the buyer's taste. Its location, features, and possibilities make this property a true gem with strong potential in Arroyo de la Miel.

Please note that our agency fees are already included in the sale price, so you will not have to pay management or real estate consulting fees.

In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, we inform you that notary, registry, property transfer (ITP), and other expenses inherent to the sale are not included in the price.

The information provided is for guidance only, non-binding, and has no contractual value. The offer is subject to errors, changes in price, availability, and/or withdrawal from the market without prior notice. This information may have been modified, but has not yet been incorporated. We suggest you contact the company for the most up-to-date information and/or to confirm the information provided here.







