



## PENTHOUSE 1 BEDROOM

📍 Benalmadena Costa

**REF# R5363119 – 329.000€**

IBI

398 €/YEAR

Garbage

172 €/YEAR

Community

660 €/YEAR



1

Ložnice



1

Koupelny



87 m<sup>2</sup>

Built



32 m<sup>2</sup>

Terrace

Building located just 100 meters from the beach and the promenade. Exceptional location in one of the most exclusive areas of Benalmádena Costa.

**The Property:**

Stunning 5th-floor Penthouse featuring a private rooftop solarium.

Main Living Area (Lower Level – 50 m<sup>2</sup>):

Layout: 1 bedroom with double bed, an integrated living room and kitchen, and 1 bathroom.

Outdoor Space: 6 m<sup>2</sup> terrace with sea views and southern orientation.

**Finishes & Features:**

High-security entrance door and white interior doors.

Built-in wardrobe and brand-new kitchen.

Aluminum windows with Climalit security glass plus security grilles.

Premium Travertine marble flooring.

Ducted air conditioning (hot/cold) throughout.

Video intercom system.

Fully renovated, furnished, and decorated exactly as seen in the photos.

Upper Level (Private Solarium – 32 m<sup>2</sup>):

BBQ area and chill-out zone.

Outdoor shower area with sun loungers.

Fully furnished and decorated.

**Building & Amenities:**

Included: Private parking space and a 6 m<sup>2</sup> storage room.

Facilities: Communal swimming pools and 4 large, new elevators (6-person capacity).

Maintenance & Security: Meticulously maintained building with security cameras in all areas and constant surveillance.

**Financial Information:**

Community Fees: €55 / month.

IBI (Property Tax): €398 / year.

Rubbish Collection Tax: €172 / year.





