



Reference: **R3240697** Location: **Benalmadena Costa**

Description: An uncommon opportunity for a lovely 2 bed apartment located in a privileged location on the beachfront (behind road) between Puertomarina and Paloma Park. From experience this community is unlike others, where the owners have emotional attachment to their property....this has been evident in previous sales. Located close to marina, beach, all amenities and with parking, pool, and sea views! . This sunny apartment has 2 bedrooms and one bathroom with independent kitchen, the lounge and master bedroom have direct access to the lovely sunny terrace with sea views. The property has use of a community pool with gardens as well as controlled community parking. Anyone searching for a 2 bed property in this area, so central and close to amenities, beach and marina will find very limited choice. This property is a great opportunity and viewings are highly recommended.

DEED: Total Built Area 59m2 plus 92 uncovered terrace, Year of Build: 1975, Aprox fees IBI :428€ per year - Basura 172€ per year - Community 85€ per month

CEE:Energy Consumption Rating E (84.90 kWh/m2/year) CO2 Emissions Rating E (17.48 kgCO2/m2/year).

El precio no incluye gastos ni tributos. Los gastos adicionales al precio por parte del comprador son: I.T.P. Impuesto Sobre Transmisiones (8% hasta 400.000€, 9% entre 400.000 y 700.000€ y 10% a partir de 700.000€) y A.J.D.Actos Jurídicos Documentados 1,5% sobre el precio de la compra, gastos de inscripción en el registro y notaría. Usted tiene a su disposición una copia de la correspondiente ficha informativa de esta propiedad según Decreto 218/2005 de 11 de octubre.

Type: **Middle Floor Apartment** Beds: **2** Baths: **1**

Build Size: **59 m²** Terrace: **9 m²**

Price: **€ 179,000**

Community Fees: **€ 85 / month** IBI Fees: **€ 428 / year**

Setting: **Beachfront, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Marina, Front Line Beach Complex**

Pool: **Communal**

Views: **Sea, Garden**

Features: **Lift, Near Transport, Private Terrace**

Security: **Gated Complex**

Parking: **Communal**

Category: **Beachfront**



R3240697 - 1



R3240697 - 2



R3240697 - 3



R3240697 - 4



R3240697 - 5



R3240697 - 6



R3240697 - 7



R3240697 - 8



R3240697 - 9

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