



## Ground Floor Apartment for sale in Benalmadena Costa, Benalmádena

**269,000 €**

Reference: R5123746   Bedrooms: 4   Bathrooms: 2   Plot Size: 170m<sup>2</sup>   Build Size: 120m<sup>2</sup>   Terrace: 14m<sup>2</sup>







## Costa del Sol, Benalmadena Costa

We present this unique property consisting of two ground-floor apartments of 59 m<sup>2</sup> each, currently connected but with the possibility of being separated and sold individually, offering multiple options for living or investment. Located in one of the most central and sought-after areas of Arroyo de la Miel, just steps away from the well-known restaurant El Faro, this property stands out for its quiet surroundings and excellent location, with immediate access to supermarkets, schools, pharmacies, public transport, shops, and a wide variety of dining and leisure options. In total, the property offers 4 bedrooms, 2 full bathrooms, a pantry, and built-in wardrobes, along with independent access from the street, ensuring both privacy and convenience. One of its main highlights is the spacious private garden with direct street access—a highly versatile outdoor space, perfect for enjoying the weather, relaxing, or entertaining family and friends. Additionally, the property is part of a community that features a communal swimming pool, adding extra comfort and value. The home requires a full renovation, offering the perfect opportunity to redesign and tailor the space to your taste or needs. Whether as a primary residence, for long-term rental, or as a holiday rental, this property represents a high-return investment opportunity in a high-demand area. With quick and easy access to the A-7 motorway, the location offers excellent connectivity to Málaga city and the rest of the Costa del Sol. Don't miss out on this unique opportunity. Come and visit, and discover the full potential of this property in a prime location! 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.



## Features:

### Features

Private Terrace

Wood Flooring

### Condition

Restoration Required

### Orientation

South

### Furniture

Not Furnished

### Climate Control

Central Heating