



# Semi-Detached House in Benalmadena

Price € 940,000

Bedrooms	4
Bathrooms	5
Build Size	296 m²
Terrace	180 m²
Plot Size	476 m²

SETTING

- ✓ Urbanisation

ORIENTATION

- ✓ South West

CONDITION

- ✓ Excellent

POOL

- ✓ Communal

CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating

VIEWS

- ✓ Sea
- ✓ Mountain

FEATURES

- ✓ Fitted Wardrobes
- ✓ Gym
- ✓ Barbeque
- ✓ Fiber Optic
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Double Glazing
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Basement

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal
- ✓ Landscaped

SECURITY

- ✓ Alarm System
- ✓ 24 Hour Security

PARKING

- ✓ Private



## UTILITIES

- |                             |                       |             |
|-----------------------------|-----------------------|-------------|
| ✓ Electricity               | ✓ Drinkable Water     | ✓ Telephone |
| ✓ Photovoltaic solar panels | ✓ Solar water heating |             |
- 

### Exclusive House with Sea Views in Torremuelle, Benalmádena

Discover this spectacular 477 m<sup>2</sup> (terraces included) house, located in one of the most privileged and peaceful areas of Benalmádena, surrounded by nature and offering stunning sea views from its three terraces.

The home features:

- 4 spacious bedrooms with built-in wardrobes
- 5 bathrooms designed with quality finishes
- 2 elegant living rooms, perfect for comfort and entertaining
- A modern kitchen fully equipped with Bosch appliances.
- Home automation system for lighting, cooling and air-conditioning, and solar panels for great energy savings
- Air conditioning and heating, double-glazed windows
- Private parking
- 2 storage rooms, a barbecue, and outdoor areas with beautiful outside ambient lighting, ideal for enjoying the Mediterranean climate
- Sold fully furnished with quality furniture and licensed and fully equipped for short term rental by Andalusian government.

The property is part of a community that offers a large infinite view swimming pool, gym, community and recreation area, and an exclusive environment with total privacy and security.

Located in Torremuelle, an area highly appreciated by its residents, close to:

- Hospital both private and public
- Torremuelle train station
- Beach
- Sports club with tennis and paddle tennis
- Cafes, restaurants, supermarkets, bus stop and taxi
- British College
- Just 20 minutes from Malaga Airport

Ideal for enjoying the quality of life offered by the Costa del Sol in one of its most sought-after areas.

Title Deed: Total Built Area 296.80 m<sup>2</sup>; Terrace Area 180.65 m<sup>2</sup> Year of Construction 2019-

Community fees: 658€/quarter IBIU: 1.649€/year Rubbish Collection Tax: 190€/year

EEC: Energy Consumption C: 47.24 kWh/m<sup>2</sup> year & CO<sub>2</sub> Emissions C: 8.42 kg CO<sub>2</sub>/m<sup>2</sup> year

The information provided is for informational purposes only and has no contractual value. The offer is subject to errors, price changes, omissions, availability, and/or withdrawal from the market without prior notice. The indicated price does not include expenses inherent to the purchase of real estate according to current laws (ITP or VAT, notary fees, registry fees, administration fees).

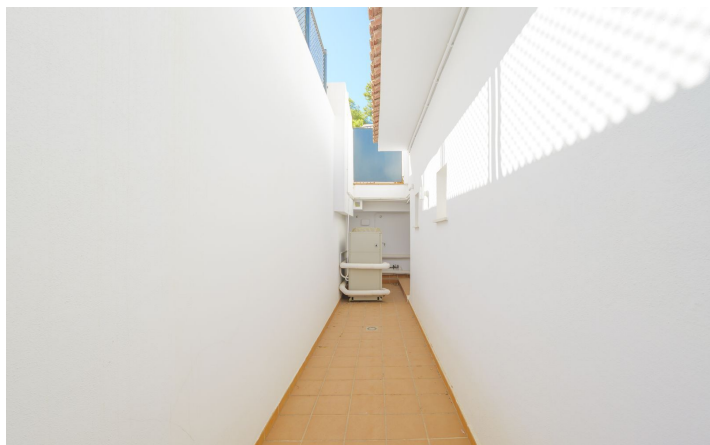
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GALLERY









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