



Dobbeltvilla til salg i Benalmádena, Benalmádena

695.000 €

Reference: R5208523 Soveværelser: 4 Badeværelser: 3 Grundstørrelse: 75m² Byg Størrelse: 187m² Terrasse: 50m²





Costa del Sol, Benalmádena

**Stunning 5-Bedroom House for Sale in Benalmádena – Modern Comfort in a Prime Location! ** Discover this beautifully renovated semi-detached townhouse, featuring 4 spacious bedrooms, 3 bathrooms, a bright living room, and a modern kitchen. Enjoy sunshine all day with two large terraces (50 m²) facing east and west, as well as a private garden with a play area, laundry room, a large storage room, and private parking. The property includes triple-glazed windows, high-quality exterior wall insulation, a bioclimatic pergola with LED lighting, ceramic and wood flooring, and built-in wardrobes. Ideally located just a short walk from public transport, schools, supermarkets, and with easy access to the highway. A perfect home for families in an unbeatable area! Possibility to expand with an independent unit in the basement of approximately 60 m² Windows: EUROFUTUR system by KÖMMERLING, PL ULTRA N glass 4/20/6 mm. Bioclimatic pergola (8x4 m) with reinforced structure, LED lighting, by Solisysteme. Front terrace pergola awning by the German brand Markilux. Kitchen renovated in 2024, including new countertops, cabinets, cooking hob, refrigerator, and dishwasher, all Bosch brand. Washer (LG) and dryer (Bosch) from 2026 and 2022. Exterior wall insulation: Supafil 034, mineral wool blown in: Ensures thermal comfort for the house or property. Eliminates the “cold wall” effect and guarantees even temperature distribution inside. SUPAFIL 034 provides both thermal and acoustic comfort. Eco-friendly product, reduces CO2 emissions. Moisture-resistant, water-repellent, not hygroscopic. SUPAFIL 034 does not support the growth of fungi or bacteria. Recurring costs (year 2024): Garbage collection fee: €190/year Property tax (IBI): €747/year Community fee: €45/month According to decree 218/2005 on consumer information in the sale and rental of housing in Andalusia, notarial, registry, transfer tax (ITP), financial fees, and other costs inherent to the sale are not included in the price.



Funktioner:

Funktioner	Orientering	Klimakontrol
Dækket terrasse	Sydvæst	Aircondition
I nærheden af transport		
Privat terrasse		
Opbevaringsrum		
Ensuite badeværelse		
Monterede garderobeskabe		
Spillelokale		
Grill		
Fiberoptik		
Synspunkter	Indstilling	Tilstand
Hav	Kommercielt område	Fremragende
Bjerg	Tæt på havet	For nylig renoveret
Urban	Tæt på butikker	
	Tæt på byen	
	Tæt på skoler	
	By	
Møbel	Køkken	Have
Fuldt møbleret	Fuldt monteret	Privat
Sikkerhed	Parkering	Nem vedligeholdelse
Indgangstelefon	Garage	Kategori
	Privat	Videresalg