

Sales - Apartment - Benalmadena
250.000€

www.arbatstates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatstates.com



Ref.-ID: R4764979

Benalmadena

Apartment

Community: 396 EUR / year

IBI: 600 EUR / year



2



1



65 m2

Apartment in Benalmádena, just steps from the beach and with a tourist license (independent entrance! We present to you this charming ground-floor apartment with independent access, located in an unbeatable area: just minutes from the Paseo Marítimo and Puerto Deportivo, surrounded by shops, restaurants, and with excellent public transport connections. Everything you need is within reach, in a quiet but vibrant area. This home, with 2 bedrooms and 1 bathroom, offers comfort and versatility—perfect for those looking for a hassle-free property. Its direct access from the street makes it ideal for couples buying their first home, seniors or retirees who value an accessible environment, and it's also perfect for people with reduced mobility, as the apartment's design is fully adaptable to their needs. The apartment is in excellent condition, ready to move in without any need for renovations. However, if you wish to make some upgrades, don't worry! Personalizing the space to your taste won't be a costly endeavor. Additionally, the building has a recently renovated communal pool, perfect for enjoying sunny days, and community parking for your convenience. For investors, this apartment is an exceptional opportunity: it already has a tourist license, allowing you to generate estimated annual income of €28,000, with the potential to achieve a gross return of up to 11%. A secure investment in a highly sought-after tourist area. Can you imagine enjoying the tranquility of the area, just minutes from the sea, or capitalizing on your investment in such an attractive location? This apartment has it all! Interested? Don't miss out on this opportunity and come visit! For more information or to schedule a visit, contact us today! Note: A 60% discount on the IBI (property tax) can be obtained by registering as a resident in the municipality.

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| <p>Setting</p> <ul style="list-style-type: none"> ✓ Town ✓ Beachside ✓ Close To Golf ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Schools ✓ Close To Marina ✓ Urbanisation | <p>Orientation</p> <ul style="list-style-type: none"> ✓ South East | <p>Condition</p> <ul style="list-style-type: none"> ✓ Good | <p>Pool</p> <ul style="list-style-type: none"> ✓ Communal | <p>Climate Control</p> <ul style="list-style-type: none"> ✓ Hot A/C | <p>Views</p> <ul style="list-style-type: none"> ✓ Street |
| <p>Features</p> <ul style="list-style-type: none"> ✓ Lift ✓ Fitted Wardrobes ✓ Near Transport ✓ Access for people with reduced mobility ✓ Double Glazing | <p>Furniture</p> <ul style="list-style-type: none"> ✓ Fully Furnished | <p>Kitchen</p> <ul style="list-style-type: none"> ✓ Fully Fitted | <p>Garden</p> <ul style="list-style-type: none"> ✓ Communal | <p>Security</p> <ul style="list-style-type: none"> ✓ Gated Complex ✓ Entry Phone | <p>Parking</p> <ul style="list-style-type: none"> ✓ Communal |
| <p>Utilities</p> <ul style="list-style-type: none"> ✓ Electricity ✓ Drinkable Water ✓ Telephone ✓ Gas | | | | | |