

Продажа - Апартамент - Benalmadena  
250.000€

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Ref.-ID: R4764979

Benalmadena

Апартамент

Коммунальные: 396 EUR / год

ИБИ: 600 EUR / год



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.

**Расположение**

- ✓ Город
- ✓ На побережье
- ✓ Рядом с гольф-полем
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

**Особенности**

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Доступ для инвалидов
- ✓ Двойные стеклопакеты

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон
- ✓ Газ

**ОРИЕНТАЦИЯ**

- ✓ Юго-восток

**Состояние**

- ✓ Хорошее

**бассейн**

- ✓ Общий

**Климат-контроль**

- ✓ Кондиционер холодного воздуха

**ВИД**

- ✓ Улица

**Мебель**

- ✓ Полностью меблированный

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Общественный

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон

**Парковка**

- ✓ Общая