



## SEMI-DETACHED HOUSE 4 BEDROOMS 3 BATHROOMS IN BENALMADENA

📍 Benalmadena

REF# R5208523 €760,000

BEDS

4

BATHS

3

BUILT

110 m<sup>2</sup>

TERRACE

125 m<sup>2</sup>

**\*\*Stunning 4-Bedroom Semi-Attached Townhouse for Sale in Benalmádena – Modern Comfort and Prime Location!\*\***

Discover this beautifully renovated townhouse featuring **\*\*4 spacious bedrooms\*\***, **\*\*3 bathrooms\*\***, a **\*\*bright living room\*\***, and a **\*\*fully equipped and modern kitchen\*\***.

Enjoy all-day sunshine with **\*\*two large terraces (50 m<sup>2</sup> total)\*\*** facing east and west, plus a private garden (48 m<sup>2</sup>) with a play area (27 m<sup>2</sup>), laundry space, separate storage room, and private parking.

The property is equipped with triple-glazed windows, high-quality external wall insulation, a bioclimatic pergola with LED lighting, ceramic and wooden floors, and built-in wardrobes.

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Ideally located just steps away from public transport, schools, supermarkets, and with easy access to the motorway — a perfect family home in an unbeatable area!

**\*\* Possibility to expand with a separate basement unit of approximately 60 m<sup>2</sup> \*\***

## ### **\*\*Technical Features\*\***

**\*\*Windows:\*\*** EUROFUTUR system by KÖMMERLING, glass type PL ULTRA N 4/20/6 mm.

**\*\*Bioclimatic Pergola:\*\*** 8x4 m, reinforced frame, LED lighting, brand *\*Solisysteme\**.

**\*\*Front Terrace Awning:\*\*** German brand *\*Markilux\**.

**\*\*External Wall Insulation:\*\*** Supafil 034 mineral wool (blown-in insulation) offering:

*\*Excellent \*\*thermal comfort\*\*, eliminating cold-wall effect and ensuring even indoor temperature distribution.*

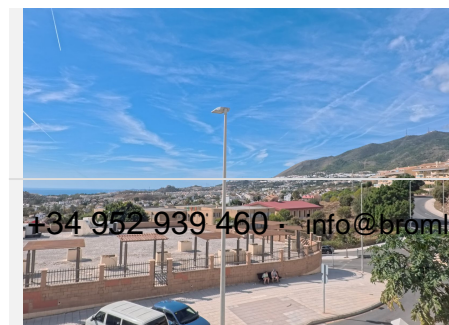
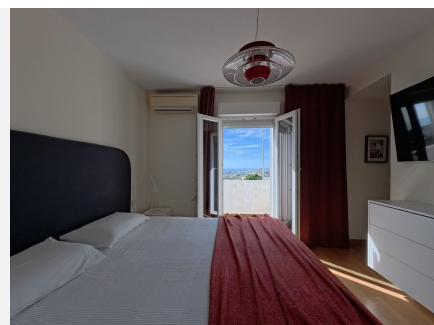
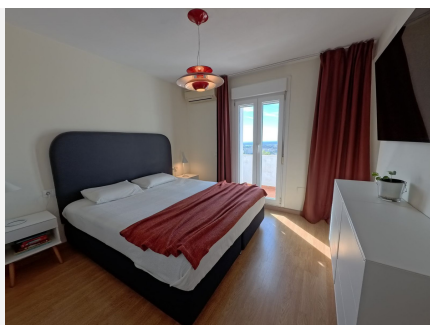
*\*Added \*\*acoustic insulation\*\* for noise reduction.*

*\*Eco-friendly\*\* material, helping reduce CO<sub>2</sub> emissions.*

*\*Moisture-resistant\*, water-repellent, non-hygroscopic.*

*\*Does not support mold or bacteria growth. — ###*

**\*\*Legal Notice\*\*** In accordance with Decree 218/2005 on consumer information in the sale and rental of properties in Andalusia: **\*\*Notary, registration, transfer tax (ITP), financial fees, and other costs related to the purchase are not included in the listed price.\*\***



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