



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN BENALMADENA

📍 Benalmadena

REF# R5305672 €590,000

BEDS

2

BATHS

2

BUILT

130 m<sup>2</sup>

PLOT

70 m<sup>2</sup>

Exclusive Property with Private Garden on Avenida de Higuierón – Benalmádena

Spectacular apartment for sale on Avenida de Higuierón, in one of the most sought-after areas of Benalmádena, ideal both as a permanent residence and as an investment opportunity.

The property offers 130 m<sup>2</sup> of built area, distributed as follows:

2 spacious bedrooms

2 full bathrooms

Modern open-plan kitchen, fully furnished and equipped with appliances

Bright living-dining room with direct access to the outdoor area

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3 built-in wardrobes

West-facing orientation, perfect for enjoying beautiful sunsets

One of its main highlights is the 70 m<sup>2</sup> private garden, ideal for enjoying the Costa del Sol climate, hosting gatherings, or simply relaxing in complete privacy.

The property is sold fully furnished with luxury furniture, ready to move in.

It also includes:

? Private parking space

? Storage room

? Gated community with communal swimming pool

Prime Location

Located in a quiet and well-connected area, with easy access to the motorway and just a few minutes from the beach. Nearby you will find:

Supermarkets and local shops

Educational centres such as Colegio Internacional Torrequebrada

Sports facilities and green areas

Restaurants and services

Close proximity to Fuengirola and Málaga

A property that combines design, comfort, location and quality of life in a privileged setting.

Do not miss this opportunity. Contact us for more information or to arrange a viewing.

In accordance with Decree 218/2005 of 11 October, approving the Consumer Information Regulations for the sale and rental of properties in Andalusia, clients are informed that notary fees, land registry fees, Property Transfer Tax (I.T.P.), and other costs inherent to the purchase or rental are not included in the price.

Agency fees are included in the price.

The information provided, including surface areas, prices, conditions and availability of the property, is for guidance only and does not constitute a binding contractual offer. It may be subject to change without prior notice, and availability must be confirmed at the time of enquiry.

Energy Performance Certificate in process.

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