



## GROUND FLOOR APARTMENT 1 BEDROOM 2 BATHROOMS IN BENALMADENA

📍 Benalmadena

REF# R5351410 €245,000

BEDS

1

BATHS

2

BUILT

80 m<sup>2</sup>

TERRACE

7 m<sup>2</sup>

Discover a true gem in one of the most sought-after areas of Benalmádena Costa: a bright and modern 80 m<sup>2</sup> home built in 2008, in impeccable condition and ready to move in or start renting immediately. Located on the quiet and popular Camino de Doña María, only 320 metres from the beach – an easy 5-minute walk! Unbeatable price: €245,000

Prime yet peaceful location

Nestled in a quiet residential street with virtually no traffic, yet within walking distance of everything you could possibly need. The perfect balance of tranquility and convenience:

Sandy beach & promenade: 5 minutes on foot

Supermarkets (Mercadona, Carrefour Express), pharmacies and shops: under 5 min

Restaurants, cafés, beach bars and lively nightlife: just around the corner

Famous Puerto Marina, La Paloma Park, golf courses and leisure facilities: only minutes away by car

Bus stops 200 m away + instant access to A-7 & AP-7 motorways

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International schools, medical centres and all services within easy reach

Perfect as a permanent home, holiday retreat or weekend getaway.

Private south-facing garden – a rare find at this price

Enjoy your own sunny back garden, ideal for al-fresco dining, morning coffee in the sun, barbecues with friends or creating your personal chill-out area with sun loungers and plants. A private outdoor oasis so close to the sea is almost impossible to find at this price point.

Modern, well-maintained and move-in ready

Built in 2008 and beautifully looked after

Open-plan fitted kitchen

Bright living-dining room with direct access to the garden

2 double bedrooms with built-in wardrobes

2 full bathrooms

Hot & cold air conditioning throughout

Marble floors, security door, electric blinds...

The big advantage: Active Tourist Licence already in place!

You can legally rent the property on Airbnb, Booking, Vrbo, etc. from day one. Benalmádena enjoys sky-high occupancy all year round thanks to its perfect climate, the airport just 15 minutes away and huge demand from British, Scandinavian, German and Spanish visitors. Proven high-yield investment with returns well above the Costa del Sol average.

In short – the perfect property if you're looking for:

A dream second home by the sea

A quiet and well-connected permanent residence

A profitable rental investment with the tourist licence already granted

Very few properties combine this location, condition, private garden and tourist licence at this price. Homes like this sell extremely fast.

Want to view it this week? Drop me a message on WhatsApp or call – I'll immediately send you details.

Looking forward to helping you make this house your new home (or your best investment yet)!

"Final Price: 245,000 €. In compliance with current regulations, we hereby inform you that this price includes estate agency fees. Notary fees, Land Registry fees and taxes (ITP or VAT) are not included, as these are variable amounts that depend on the buyer's personal circumstances."

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