



## MIDDLE FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN BENALMADENA COSTA

📍 Benalmadena Costa

REF# R5372812 €630,000

BEDS

3

BATHS

2

BUILT

142 m<sup>2</sup>

TERRACE

46 m<sup>2</sup>

Nestled between the charming Benalmádena Pueblo and the convenience of the town center, this attractive apartment stands out for its spacious terrace and breathtaking open views of the Mediterranean Sea.

The property offers a comfortable and functional layout. It features three bedrooms and two full bathrooms, providing ample space for both year-round living and holiday stays. The open-plan living area integrates a fully equipped kitchen, dining room, and living room of almost 50m<sup>2</sup>, designed to maximize natural light and the connection to the outdoors.

Thanks to its south-facing orientation, the apartment enjoys exceptional natural light throughout the day and pleasant sea views, creating an ideal setting for relaxation and outdoor living. The terrace offers a perfect space to enjoy the Mediterranean climate year-round. Enclosed balcony of 12,5m<sup>2</sup> offers additional space to use as an office or chill area.

# BROMLEY ESTATES

*Marbella*

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The complex is characterized by its tranquil and secure environment, surrounded by nature and offering views of both the sea and the mountains. Among its comprehensive communal areas are a large swimming pool, gym, sauna, and a modern communal lounge equipped with a professional kitchen, ideal for celebrations, meetings, or private events.

The property is close to schools, supermarkets, restaurants, and golf courses, combining residential tranquility with excellent access to amenities and main roads.

A very attractive option for those seeking comfort, views, and quality of life in one of Benalmádena's most desirable areas.

The property comes with 2 underground parking spaces and 2 underground storages and also 1 electric vehicle charger installed.

In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts:

#### TAXES PAYABLE BY THE PURCHASER:

In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

#### NOTARY AND REGISTRY:

These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively).

The agency's professional fees are included in the sale price.

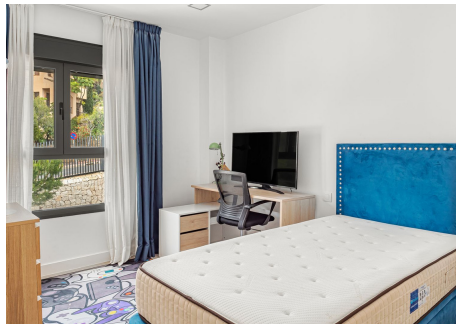
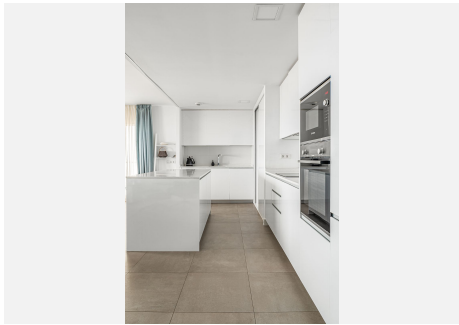
#### IF BANK FINANCING IS REQUIRED:

The amount of additional expenses must be agreed upon with the financial institution.

To calculate the final price, please contact us. We will issue a personalised offer based on the buyer's personal circumstances.

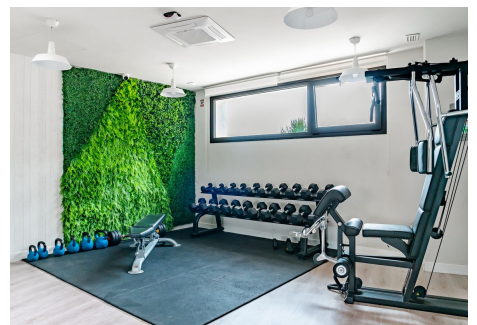
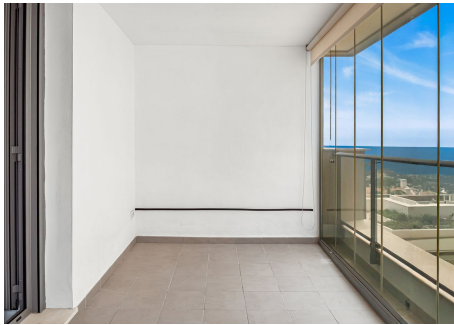
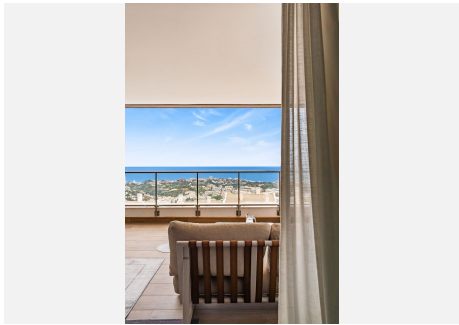
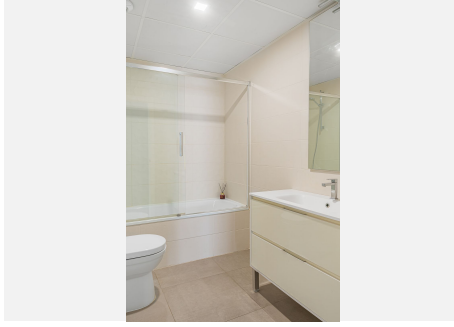
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