



GROUND FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN BENALMADENA COSTA

📍 Benalmadena Costa

REF# R5422114 €239,000

BEDS

1

BATHS

1

BUILT

41 m²

Nestled within the sought-after Cruz del Sur urbanisation, this delightful one-bedroom apartment offers the perfect blend of comfortable living and rental investment potential, complete with a valid holiday license. Step in from the communal gardens directly into a bright, welcoming lounge with an integrated kitchen, ideal for relaxed coastal living. Just outside the lounge, a small alfresco dining table invites you to enjoy meals while overlooking the lush gardens and pool, a lovely spot to start the day with coffee or unwind in the evening.

The apartment also features a well-appointed shower room and a generously sized bedroom, where a large window frames lovely garden views and fills the space with natural light. Thanks to its south-west orientation, the outdoor sitting area enjoys plenty of sunshine throughout the day, perfect for soaking up the Costa del Sol climate.

The Cruz del Sur community offers mature, beautifully maintained gardens and a large communal swimming pool, along with a social room for residents and guests. A 24-hour community lock box makes guest arrivals seamless, ideal for holiday rentals, and community parking is also available.

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

BROMLEY ESTATES

Marbella

The location is unbeatable, just a short stroll from the beach, with a great selection of restaurants and bars nearby, and the marina within easy walking distance. Whether you're looking for a sun-soaked holiday home or a turnkey rental investment with an established holiday license.

DEED: Total Built Area 41m², Year of Build: 1991, Aprox fees IBI :227,07€ per year – Basura 172€ per year – Community 58€ per month / CEE:Energy Consumption Rating G (241.68 kWh/m²/year) CO2 Emissions Rating G (43.99 kgCO₂/m²/year).

In compliance with the Third Final Provision of Law 10/2025, of 28 December, on customer service and transparency, as well as current sector regulations and Andalusia's Royal Decree 218/2005 on Information, please note that the price shown does not include the taxes and expenses inherent to the purchase, although our real estate agency's fees are included. The exact costs will be provided in the Brief Information Document (D.I.A.), either before or during the viewing of the property.

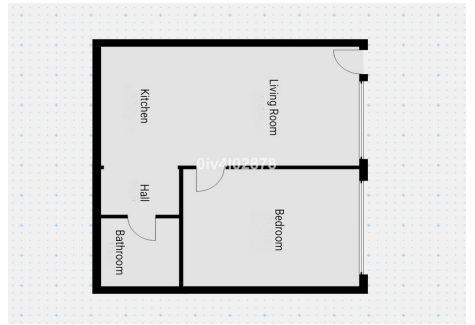
The purchase-related costs include notary fees, which will be calculated according to the official fee schedule (Annex I, Royal Decree 1426/1989, of 17 November), and Land Registry fees, charged according to the official fee schedule (Annex I, Royal Decree 1427/1989, of 17 November). The administrative agency (gestoría) fees for handling the paperwork, tax settlement, and registration are estimated at approximately €400 (VAT included), varying depending on the complexity of each case. In addition, the Property Transfer Tax (ITP) will apply at the rate currently in force in Andalusia (generally 7%, with reduced rates of 6%, 3.5%, etc., depending on the buyer's personal circumstances or the property's characteristics), levied on whichever is higher: the Cadastral Reference Value or the sale price. Buyers can check their personal situation on the Andalusian Tax Agency's website.

The information provided is for guidance only, is non-binding, and has no contractual value. The offer is subject to errors, price changes, availability, and/or withdrawal from the market without prior notice, so we recommend contacting the company to confirm the most up-to-date information.



BROMLEY ESTATES

Marbella



BROMLEY ESTATES

Marbella

