

## 3 chambre Maison de Ville à vendre dans Benalmadena, Málaga

495.000€



We are proud to present this beautiful, renovated, family townhouse for sale. The property is located a short walk from Plaza la Niña in the centre of the beautiful village of Benalmadena Pueblo. The house comprises of 3 good size bedrooms and 15 bathrooms. The property offers a spacious, south facing, partially covered terrace overlooking the communal pool with sea views and a bright cosy courtyard with utility room and storage to the rear. Both the full bathroom and guest toilet have recently been reformed to a very high standard. A very high specification kitchen was also recently installed in the property. There is a balcony accessed from the master bedroom which commands amazing panoramic views towards the sea and Sierra Nevada. The sale includes a large garage which can accommodate 2 vehicles very close to the property.

Townhouse, Benalmadena, Costa del Sol  
 3 Bedrooms, 15 Bathrooms, Built 110 m<sup>2</sup>, Terrace 40 m<sup>2</sup>  
 Setting : Close To Shops, Close To Town, Urbanisation  
 Orientation : South  
 Condition : Excellent  
 Pool : Communal  
 Climate Control : Air Conditioning, Fireplace  
 Views : Sea, Panoramic,  
 Pool  
 Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Marble Flooring, Double Glazing, Near Church  
 Furniture : Optional  
 Kitchen : Fully Fitted  
 Security : Gated Complex, Safe  
 Parking : Garage  
 Utilities : Electricity  
 Category : Resale  
 Expenses and taxes not included in the price. The purchase entails taxes and formalization costs for the buyer. As a guideline, it is reported that in second transfers the ITP in general in Andalusia is 7%, and there may be other tax rates depending on the personal circumstances of the buyer or other circumstances provided for by law. Taxable base of the tax is the higher of the purchase price, the appraisal or the cadastral reference value. As for the notary and registry expenses, if applicable, they usually range approx; between 15% and 3% (variable tariffs depending on price, number of copies and complexity). The buyer chooses a notary. If the buyer needs a mortgage: appraisal, conditions and bank costs will be according to the entity chosen by the buyer, as well as the management costs, and any other expenses inherent to the formalisation of the sale that legally correspond to the buyer, unless expressly agreed otherwise with the seller.

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|---|--|--|
|  3 chambres |  1 salle de bains |  110m <sup>2</sup> Taille de construction |
| <input checked="" type="checkbox"/> Category - Resale   | <input checked="" type="checkbox"/> Climate Control - Air Conditioning                               | <input checked="" type="checkbox"/> Climate Control - Fireplace  |
| <input checked="" type="checkbox"/> Condition - Excellent                                     | <input checked="" type="checkbox"/> Features - Covered Terrace                                       | <input checked="" type="checkbox"/> Features - Double Glazing  |
| <input checked="" type="checkbox"/> Features - Fitted Wardrobes                               | <input checked="" type="checkbox"/> Features - Near Church   | <input checked="" type="checkbox"/> Features - Near Transport  |
| <input checked="" type="checkbox"/> Features - Private Terrace                                | <input checked="" type="checkbox"/> Features - Storage Room  | <input checked="" type="checkbox"/> Features - Utility Room  |
| <input checked="" type="checkbox"/> Features - WiFi   | <input checked="" type="checkbox"/> Pool-Communal  | <input checked="" type="checkbox"/> Furniture - Optional   |
| <input checked="" type="checkbox"/> Kitchen - Fully Fitted                                    | <input checked="" type="checkbox"/> Orientation - South  | <input checked="" type="checkbox"/> Parking - Garage   |
| <input checked="" type="checkbox"/> Pool  |  |  |