

# Benalmadena

Apartment / Apartamento

€399,000

Ref: X21529



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148 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€399,000 (£335,511)
Transfer tax 7% .....	€27,930 (£23,486)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,261)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,523)
Remainder of deposit to 10% .....	€36,900 (£31,028)
Final Payment of 90% on completion ...	€359,100 (£301,960)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

Discover the perfect home for those who love spacious areas and spectacular terraces. This stunning duplex is located in the prestigious "Golf Country Gardens II" complex in the exclusive Torrequebrada urbanization, Benalmádena. Designed for those who appreciate ample space, natural light, and outdoor areas, every corner of this property invites you to enjoy comfort and relaxation in a unique setting.

Upon entering the lower level, you are welcomed by an elegant hall that opens into a spacious living-dining area with a modern open kitchen equipped with a functional island. The open and bright layout allows daily life to flow seamlessly onto the generous pergola-covered terrace, ideal for outdoor dining and relaxing moments with a view. The double-glazed doors provide both insulation and natural light, offering direct terrace access from the living room and kitchen.

On this same floor, there are two spacious bedrooms: one en-suite with access to a charming private terrace, perfect for quiet moments. Additionally, there is a full bathroom that not only serves the second bedroom but also the guests, ensuring privacy and comfort for everyone.

The upper level continues to provide space and comfort with two large bedrooms equipped with spot air conditioning and built-in wardrobes. These bedrooms share a washroom, and from here, you can access a spectacular pergola-covered terrace. This is, without a doubt, a privileged space where you can enjoy unforgettable sunsets with unobstructed views that make every moment an experience of peace and beauty.

With its four bedrooms, two full bathrooms, and an additional washroom, this property has been designed for those who value living in large, bright spaces in perfect harmony with its surroundings.

Contact us now to schedule a visit and don't miss out on this spectacular property at this incredible price. GP1

The Abbreviated Information Document is at your disposal. Costs: Taxes (ITP or VAT+AJD) + notary and registry fees.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible