

## Terraced Townhouse in Benalmadena

Reference: R5208523



Bedrooms: 4

Bathrooms: 3

M<sup>2</sup> Build size: 110

Price: 760,000 €

Status: Sale

Property Type: Terraced  
Townhouse

Parking places: by request

M<sup>2</sup> Plot Size:





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**Overview:** **Stunning 4-Bedroom Semi-Attached Townhouse for Sale in Benalmádena – Modern Comfort and Prime Location!** Discover this beautifully renovated townhouse featuring **4 spacious bedrooms**, **3 bathrooms**, a **bright living room**, and a **fully equipped and modern kitchen**. Enjoy all-day sunshine with **two large terraces (50 m<sup>2</sup> total)** facing east and west, plus a private garden (48 m<sup>2</sup>) with a play area (27 m<sup>2</sup>), laundry space, separate storage room, and private parking. The property is equipped with triple-glazed windows, high-quality external wall insulation, a bioclimatic pergola with LED lighting, ceramic and wooden floors, and built-in wardrobes. Ideally located just steps away from public transport, schools, supermarkets, and with easy access to the motorway — a perfect family home in an unbeatable area! **Possibility to expand with a separate basement unit of approximately 60 m<sup>2</sup>**

**Technical Features**

**Windows:** EUROFUTUR system by KÖMMERLING, glass type PL ULTRA N 4/20/6 mm.

**Bioclimatic Pergola:** 8x4 m, reinforced frame, LED lighting, brand *Solisysteme*.

**Front Terrace Awning:** German brand *Markilux*.

**External Wall Insulation:** Supafil 034 mineral wool (blown-in insulation) offering: **Excellent thermal comfort**, eliminating cold-wall effect and ensuring even indoor temperature distribution. **Added acoustic insulation** for noise reduction. **Eco-friendly** material, helping reduce CO<sub>2</sub> emissions. **Moisture-resistant**, water-repellent, non-hygroscopic. **Does not support mold or bacteria growth.**

**Legal Notice** In accordance with Decree 218/2005 on consumer information in the sale and rental of properties in Andalusia: **Notary, registration, transfer tax (ITP), financial fees, and other costs related to the purchase are not included in the listed price.**

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Features:

None, Air conditioning, Sea views, Mountain views, None, Private garden, Parking, Resale