

Apartment in Benalmadena

Reference: R5455246



Bedrooms: 3

Bathrooms: 2

M² Build size: 83

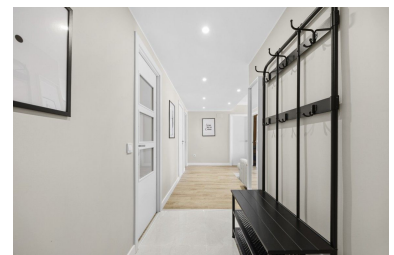
Price: 319,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

M² Plot Size:



Overview:

Exclusively presented by Luxury Realty, discover this exquisite, recently reimagined residence nestled in Torrequebrada, one of Benalmádena's most prestigious residential enclaves. Located in the heart of the stunning Costa del Sol, in the south of Spain, this attractive apartment seamlessly blends serene tranquility with sophisticated, contemporary design, offering both luxurious comfort and ultimate practicality. It's an idyllic setting for those seeking an elevated Mediterranean lifestyle.

Situated on the first floor of a meticulously maintained building, offering convenient lift access, this property presents a meticulously designed layout featuring three spacious bedrooms and two elegant bathrooms. The master suite bathes in glorious natural light, offering a private haven of serenity, complete with ample fitted wardrobes for discerning tastes. The two additional bedrooms, while thoughtfully designed as interior spaces, provide incredible versatility – perfect as cozy guest retreats, a dedicated home office for remote working, a chic dressing room for your personal style, or a private leisure zone, adapting effortlessly to your evolving needs and ensuring maximum comfort for residents and visitors alike. This adaptability makes it an ideal choice for a private holiday home, a couple, or anyone desiring flexible living spaces.

The magnificent heart of this home is undoubtedly its bright, expansive open-plan living, dining, and gourmet kitchen area. Designed for sophisticated entertaining and relaxed everyday living, this contemporary space flows effortlessly, creating an inviting atmosphere bathed in natural light. The fully fitted kitchen boasts modern appliances and sleek finishes, making it a joy for any culinary enthusiast. For year-round comfort, the apartment is equipped with efficient air conditioning, ensuring a pleasant indoor climate regardless of the season. Step out onto your private, west-facing terrace – an idyllic sanctuary perfect for enjoying magnificent sunsets, alfresco dining under the stars, or simply unwinding with a refreshing drink, soaking in the glorious Costa del Sol climate and the gentle Mediterranean breeze.

Beyond the confines of your private sanctuary, the exclusive residential complex elevates your lifestyle with a sparkling communal swimming pool – a perfect spot for a refreshing dip on warm days. Adjacent to the pool, an inviting relaxation area awaits, where panoramic sea views provide a breathtaking backdrop for moments of pure bliss and tranquility. This peaceful environment is ideal for enjoying holidays or any time of year, offering an exclusive escape from the everyday hustle.

Beyond its intrinsic charm, this property boasts an enviable, truly unparalleled location. Nestled next to the esteemed Torrequebrada Golf Club, it offers immediate access to world-class golfing facilities. For racket sports enthusiasts, La Finca Pádel Club is just a stone's throw away. The golden sands of the beach and Benalmádena's most popular seafront restaurants, such as the renowned Trocadero Benalmádena and the charming La Viborilla, are mere moments away by car, inviting you to indulge in gastronomic delights and sun-kissed days. Essential amenities like supermarkets and everyday services are conveniently close by, ensuring that every necessity is within easy reach. Furthermore, Málaga International Airport is an effortless twenty-minute drive, ensuring convenient global connections and hassle-free travel.

Representing an exceptional opportunity, this turn-key, move-in-ready apartment is perfectly poised for discerning buyers seeking a luxurious second home, a private holiday retreat, or even a sophisticated permanent residence in a quiet yet exceptionally well-connected location. With its proximity to the sparkling Mediterranean Sea, prestigious golf courses, and a wealth of local amenities, this property offers an unparalleled lifestyle opportunity on the vibrant Costa del Sol. Embrace the dream of sophisticated coastal living with Luxury Realty.

Estimated Buyer's Costs: Transparency is key in your property journey. The purchase of this magnificent apartment is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP), in accordance with Law 5/2021 on Transferred Taxes. A maximum general tax rate of 7% applies, calculated on the higher of the purchase price stated in the title deed and the cadastral reference value (Article 10 TRLITPAJD). Please note that reduced tax rates may be applicable depending on the buyer's personal circumstances, and we recommend consulting with a legal advisor to understand these nuances.

Further costs include those related to the execution of the public deed and registration at the Land Registry, which are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. The estimated notarial fees typically range from €500 to €2,000, while Land Registry fees are estimated to be between €250 and €1,500. Should you voluntarily instruct a Gestoría for administrative support, their fees are freely charged and are estimated at €300 to €500.

It is important to note that the municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller, as stipulated in Article 104 TRLRHL. The total estimated cost for the buyer for this property is 319,000€ (+10%). This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller, ensuring a smooth and straightforward process for the buyer.

Features:

Pool, Lift