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Apartment in Benalmadena

Reference: R5328457

Bedrooms: by request	Bathrooms: 1	M²: 103	Price: 213,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	Printing day : 14th November 2026

Overview:Discover this cozy 103 m2 studio/apartment with great potencial, modern and versatile, brand new. This completely new property stands out for its spaciousness, brightness, and great versatility. With 103 m2 and a south-facing orientation, it benefits from excellent natural light throughout the day, creating a warm and welcoming atmosphere. Upon entering, you are greeted by a large main living area, perfect for creating different environments or layouts according to your needs. Thanks to its generous size, it also offers the possibility of reorganizing the space and creating separate areas if desired. The property features a modern, fully equipped bathroom, air conditioning, and high-quality wooden flooring, highlighting its contemporary style and comfort. Adjacent to the main living area, there is a second spacious interior area. This highly versatile space can easily be adapted as a sleeping area, office, studio, or multifunctional room. In addition, it has water connections already installed, allowing the possibility of adding a second bathroom and a dressing area, further increasing the distribution options and comfort. Currently, the property does not have a kitchen installed, which represents an excellent opportunity to design and adapt it completely to your style and needs, increasing the flexibility of the space. As the property is completely brand new, it offers the possibility to personalize and adapt the spaces to different lifestyles or projects. Location Located in Arroyo de la Miel, Benalmádena, the property enjoys a very convenient location surrounded by numerous shops, restaurants, supermarkets, and essential services. It also benefits from excellent transport connections, with the Málaga C-1 commuter train station within walking distance, providing easy access to Málaga city and its airport. For sea lovers, the property is approximately a 14-minute walk from the beach, offering easy access to the promenade and the coastal surroundings. An ideal property for those seeking space, natural light, flexibility, and modern finishes—perfect both as a primary residence or as an investment with great potential. Do not hesitate to contact us for more information or to arrange a viewing. The Short Information Document is available for your reference. Expenses (Transfer Tax or VAT + Stamp Duty) + notary and registry fees. NBC. Estimated costs payable by the buyer: The purchase is subject to the Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Assigned Taxes), with a general maximum rate of 7%. The taxable base will be the higher of the deed price and the cadastral reference value (Article 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the public deed and registration in the Land Registry are regulated by official tariffs (Royal Decree 1426/1989) and (Royal Decree 1427/1989), respectively. Indicative estimates range between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Legal/administrative services (if voluntarily hired, free market fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Estimated total cost for the buyer: 21.990 € (+10%). This estimate is indicative and provided in accordance ■with ■Article ■20.1.c) ■of ■the TRLGDCU. The final amount ■will ■depend on ■the specific ■circumstances of the transaction and ■the ■buyer. Real estate agency ■fees ■are ■payable ■by ■the ■seller.

Features: