



## Townhouse for sale in Benalmadena Costa, Benalmádena

**559,990 €**

Reference: R5072329   Bedrooms: 3   Bathrooms: 3   Build Size: 177m<sup>2</sup>   Terrace: 31m<sup>2</sup>





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## Costa del Sol, Benalmadena Costa

Large townhouse with sea views in Torremuelle, steps away from the British College

Discover this spacious townhouse in the exclusive Arcadia T6 residential complex, located in Torremuelle, one of the most sought-after residential areas in Benalmádena due to its proximity to the sea, the British College and its peaceful and well-connected surroundings.

The property offers more than 177 m<sup>2</sup> of floor space, plus 44.5 m<sup>2</sup> of terraces and patio, distributed over 4 floors, including a large 58 m<sup>2</sup> private garage, ideal for two vehicles and storage. In total, it has 3 double bedrooms, 2 full bathrooms and 1 toilet, as well as two terraces with sea and mountain views, a private backyard and an attic.

Layout and spaces:

Multipurpose basement with pantry, storage room, and water filtration system.

Main floor with bright living/dining room, pellet fireplace, kitchen equipped with XEY furniture and granite countertops, guest toilet, and direct access to a terrace with a bioclimatic pergola and planters with automatic irrigation.

On this floor there is also a covered laundry room and a 12.5m<sup>2</sup> back garden, ideal for children to play safely.

The first floor has three double bedrooms with fitted wardrobes and two bathrooms, one of which is en-suite.

Open-plan attic, ideal as a work area or additional storage space.

Notable extras:

Home automation and security system (optional): smart locks, smoke and motion sensors, alarms, automatic lights, control via mobile app/Alexa/Google.

Pre-installation of air conditioning throughout the house.

Climalit windows and doors with mosquito nets.

Pellet fireplace, projection system and electric curtains in the living room and master bedroom (optional).

Kitchen with thermal tap and high-end appliances (optional Samsung smart fridge).

Garage with automatic door, smart lighting, drainage and direct access to the house.

Terraces with sea views, aluminium pergola with wind/rain sensors.

Backyard with covered work area and enhanced privacy.

A versatile property, ideal both as a primary residence and as an investment, in a strategic area of the Costa del Sol:

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close to the sea, transport, international schools and all amenities.



## Features:

### Features

Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Basement

### Views

Sea  
Mountain

### Pool

Communal

### Security

Gated Complex

### Orientation

West

### Setting

Close To Golf  
Close To Sea  
Close To Schools

### Furniture

Optional

### Parking

Garage  
Covered

### Climate Control

Pre Installed A/C  
Fireplace

### Condition

Good

### Kitchen

Partially Fitted