



## Townhouse for sale in Benalmádena, Benalmádena

**730,000 €**

Reference: R5208523   Bedrooms: 4   Bathrooms: 3   Plot Size: 75m<sup>2</sup>   Build Size: 110m<sup>2</sup>   Terrace: 50m<sup>2</sup>





## Costa del Sol, Benalmádena

**\*\*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.\*\***



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Barbeque  
Fiber Optic  
Games Room

### Views

Sea  
Mountain  
Urban

### Furniture

Fully Furnished

### Security

Entry Phone

### Orientation

South West

### Setting

Commercial Area  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town

### Kitchen

Fully Fitted

### Parking

Garage  
Private

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Renovated

### Garden

Private  
Easy Maintenance

### Category

Resale