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Ground Floor Apartment for sale in Benalmádena, Benalmádena

263,500 €

Reference: R5318992 **Bedrooms:** 1 **Bathrooms:** 2 **Build Size:** 49m^2 **Terrace:** 6m^2

Costa del Sol, Benalmádena

 Ground-Floor Duplex with Tourist License and Parking Included on Avenida Marysol – Benalmádena

An ideal opportunity both for living and investing!

Fantastic **ground-floor duplex with active tourist license** for sale on Avenida Marysol, one of the most sought-after areas of **Benalmádena**, just **4 minutes' walk from the beach** and surrounded by all amenities: supermarkets, public transport, restaurants, and leisure areas.

The property offers **49 m² built area**, distributed over two comfortable levels:

Main Floor

* Bright living room with hot/cold air conditioning
* Fully equipped kitchen with all appliances
* Guest toilet
* Access to one of the terraces

Upper Floor

* Spacious bedroom with built-in wardrobe and hot/cold air conditioning
* Large full bathroom with bathtub
* Access to a second terrace

The property features **two terraces (an additional 3 m²)**, perfect for enjoying the Costa del Sol climate all year round.

Parking space included in the price, a great added value in the area.

* **Community fees:** €19/month
* **Property tax (IBI):** €180/year

Thanks to its **active tourist license**, this is an excellent investment opportunity with high rental potential or an ideal second home by the sea.

???? Prime location, close to everything with quick access to the beach.

Don't miss this opportunity. Contact us for more information or to arrange a viewing!

Features:

Features
Covered Terrace
Private Terrace
Ensuite Bathroom
Fitted Wardrobes

Climate Control
Air Conditioning
Cold A/C
Hot A/C

Setting
Commercial Area
Close To Sea

Condition
Good

Furniture
Fully Furnished

Kitchen
Fully Fitted

Parking
Garage