



Reference BIS3074545	Ground Floor Apartment	Price € 207,000
Benalmadena Costa	Costa del Sol	Spain
Bedroom: 1	Bathroom: 1	

1, 2 and 3 bedrooms with spacious terraces and glass walls offering stunning uninterrupted views of the sea, and the beach on your doorstep.

THE PROPERTY

The apartments offer superior quality design materials and high-end fittings. Large glass walls that rise from floor to ceiling open up to join kitchen and living spaces with outside terraces. Special thermo-acoustic glass insulates the interior to perfection. Top quality large porcelain tiles cover all floors, non-slip in the bathrooms and kitchen, also with wall tiles by leading international brands. Lacquered wooden doors reach full height. The designer bathrooms come with marble tops and best brand vanities. The kitchens have top range appliances, quartz countertops and provide plenty of storage in their wall and floor units. All homes have hot and cold air-conditioning throughout, fitted wardrobe units (all lined) and full installation of home automation and connections for telephone, internet and television.

Comfort and quality living start at the very creation of the living spaces. The homes have been designed to maximize enjoyment of the sea views – the livingdining areas and master bedroom in all properties face the sea with large floor-to-ceiling windows that run the length of the rooms and front terraces. The quality of the materials and contemporary design of the space together with the attention to detail in the finishes and every aspect of the build have created a unique lifestyle in these homes that stand out in both quality and design.

THE COMPLEX

The residential development has spacious communal areas, beautiful gardens and manicured green areas that flow towards the sea. The exclusive area for all the family includes a solarium and pools for adults and children. All homes

have a private indoor parking space and a large storage room. This is an enclosed development with controlled access, making it a safe space for your loved ones. Entry to individual homes is via video-door phone and code access. This is a sustainable project that includes the most efficient energy-saving and insulation measures, power points in the parking spaces, bike parking facilities, etc. Temperature control in properties is via reverse-cycle hot and cold systems and homes have extraction and aeration in place for ventilation.

This is a residential development made up of 90 homes with superior fittings and finishes, and cutting-edge design. Just 100 metres from the beach, the homes enjoy stunning views over the sea to the horizon from their terraces and spacious glass-walled areas.

The homes range from 70 to 190 sqm in size and consist of 1, 2 and 3-bedroom apartments and penthouses whose modern construction uses clean minimalist lines and a layout open to the light and outdoors.

This complex enjoys a location well-known for its fine climate, typically Mediterranean with pleasant temperatures all year round, its kilometres of beaches and proximity to many golf courses. Not for nothing is it also known as the 'Costa del Golf'.

THE AREA

BENALMADENA COSTA

Benalmadena Costa is home to the majority of the areas attractions, the foremost of which is probably the golden sandy beaches, which run off into the Mediterranean Sea. There are restaurants and bars to suit all types and tastes and the area retains a relaxed friendly atmosphere all year round.

With such a wide and varied array of activities and things to do any visitor will be hard pressed to find a moment of boredom when visiting Benalmadena, a town which is truly more than just a resort.

Benalmadena enjoys a sub-tropical Mediterranean climate, with hot summers and warm winters. Cooling breezes from the sea make the summer heat manageable, temperatures are an average of 32 °C in summer.

A promenade stretches along the coast to the Puerto Marina (Marine Port), which boasts excellent shopping and dining.

The marina is also home to The Sea Life Centre, home to all manners of marine wild life, and has its own petting tank where you can get personal with the Rays. You can also enjoy fun for all the family at attractions such as Selwo Marina, the Benalmádena Cablecar and Tivoli World theme park. You can take a stroll around to look at the floating hotels and millionaire's yachts and when the sun goes down the Puerto Marina becomes one of the coasts best party destinations.

La Costa del Sol has a complete network of communications in which Benalmadena is the center. As well as the road network, there's a local train line and a ferry service to Malaga city. Make the most of all the resorts' amenities – transport, healthcare clinics, large shopping and leisure centres. Enjoy cultural and foodie experiences for all tastes from signature restaurants to the famous chiringuito beach venues serving a wide selection of fish and seafood.

For water sports fans, there's Puerto Marina with over 1,000 berths and awarded best marina in the world in 1995 and 1997. And for golf lovers, Benalmádena has more than 40 golf courses within a 30km radius. The resort itself boasts 3 courses:

- Benalmádena Golf – the best pitch and putt on the Costa del Sol.
- Golf Torrequebrada – one of the best courses in Europe, established in 1976 and designed by José Gancedo, known as the 'Picasso of golf'.
 - Bil Bil Golf – the only 18-hole pitch and putt in Andalusia.

DISTANCES

Approximate distances are :

Fuengirola : 5 KM
Marbella - 35 KM
Puerto Banus - 45 KM
Malaga airport - 18 KM
Estepona - 65 KM
Ronda - 95 KM
Gibraltar - 110 KM

Room, Ensuite Bathroom, Marble Flooring, Double Glazing.

Furniture : Not Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex, Entry Phone.

Parking : Underground, Garage, Covered.

Utilities : Electricity, Drinkable Water, Telephone, Gas.

Category : Bargain, Golf, Holiday Homes, Investment, Contemporary, New Development.

