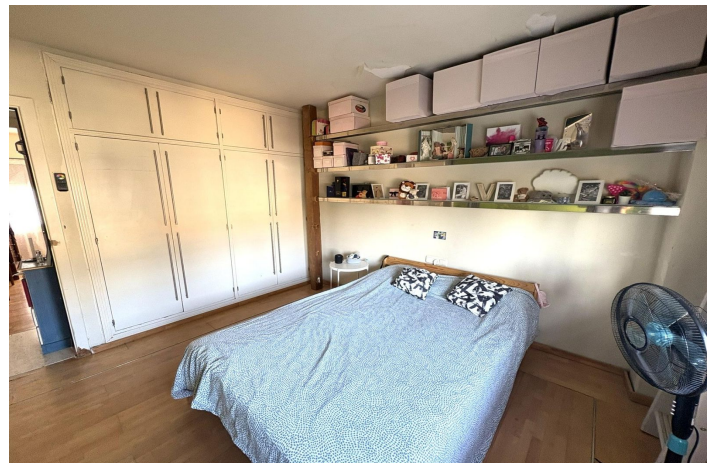
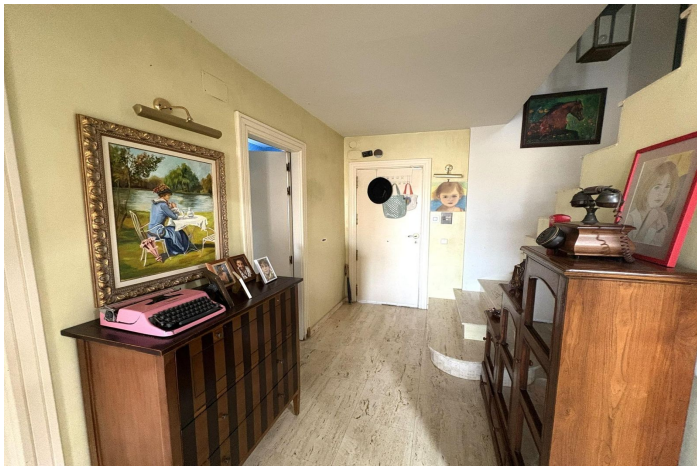




## Duplex for sale in Benalmádena, Benalmádena

**345,000 €**

Reference: R5193580 Bedrooms: 3 Bathrooms: 2 Build Size: 142m<sup>2</sup>





## Costa del Sol, Benalmádena

Discover this fantastic property located in the very center of Arroyo de la Miel, one of the most sought-after areas of Benalmádena thanks to its convenience, services, and excellent connections. This spacious duplex offers an exceptional opportunity for those seeking a home with character, generous space, and great renovation potential to adapt it to their personal taste. The property is distributed over two floors. The upper floor features three bright and spacious bedrooms, ideal for rest and comfort. On the ground floor, you'll find a large entrance hall that welcomes you with elegance, highlighted by Roman travertine marble floors throughout, adding a classic and distinguished touch. Originally, the house included a fourth bedroom on the ground floor, which could easily be recovered if an extra room, office, or play area is desired—making it easy to tailor the layout to your family's needs. Although the property requires some renovation, its generous layout and natural light offer endless possibilities to create a modern and functional home in a prime location. The building also features a community swimming pool, perfect for enjoying the Mediterranean climate without leaving home. The location is undoubtedly one of its greatest advantages: situated right in front of the Arroyo de la Miel train station, just a short walk from the health center, and surrounded by shops, supermarkets, schools, restaurants, and all essential amenities. In short, this is a unique opportunity to live in the very center of Arroyo de la Miel, in a property full of character, space, and potential to become the home of your dreams. Our agency fees are already included in the sale price, so you will not have to pay any management or real estate advisory costs. In compliance with Decree 218/2005 of the Andalusian Regional Government of October 11, we inform you that notary, registry, transfer tax (ITP), and other expenses related to the purchase are not included in the price. The information provided is for guidance only, not binding, and has no contractual value. The offer is subject to errors, price changes, availability, and/or withdrawal from the market without prior notice. This information may have been modified but not yet updated. We recommend contacting the agency to obtain the most recent details and/or confirm the information provided here.



## Features:

### Features

Lift

Private Terrace

Marble Flooring

Wood Flooring

### Condition

Renovation Required

### Kitchen

Fully Fitted

### Orientation

South

### Pool

Communal

### Climate Control

Central Heating

### Furniture

Part Furnished