

BENALMADENA COSTA

1 050 000 €

[redacted] R5485972

# [redacted] Benalmadena Costa

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| 2 | 2 | 153 m² | 360 m² |
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Welcome to an exceptional residence in Benalmádena Costa, offering 510 m² of total space, including an extraordinary 360 m² private terrace with panoramic views of the Mediterranean and surrounding mountains. Located on the eighth floor of a building in the heart of Benalmádena Costa, just moments from the vibrant Puerto Marina area, this property has been recently renovated to an exceptionally high standard, combining contemporary design, premium materials and generous outdoor living spaces. The bright and spacious open-plan living and dining area flows seamlessly into a striking contemporary circular kitchen, fully equipped and designed with extensive storage. Both spaces open directly onto the property's outstanding 360 m² private terrace — a true extension of the home and one of its defining features. The terrace has been designed for both relaxation and entertaining, with a jacuzzi, outdoor shower and several chill-out areas, all set against spectacular panoramic views of the sea and mountains. The living and dining area also provides access to a private balcony overlooking the sea, swimming pool and landscaped communal gardens, while leading naturally towards the bedroom and bathroom areas. The residence features two generously sized double bedrooms, both with automatic blinds and sea views. The principal bedroom offers direct access to a spacious en-suite bathroom with double vanity, bathtub and rain shower, as well as a generous walk-in dressing room. The second bedroom includes fitted wardrobes. Throughout the property, microcement flooring creates a sophisticated and cohesive aesthetic. All rooms benefit from air conditioning and ceiling fans, while the south-facing orientation ensures an abundance of natural light throughout the day. A second full bathroom with rain shower complements the accommodation, together with a dedicated utility area equipped with a washing machine and dryer. Beyond its appeal as an exclusive second home on the Costa del Sol, this property represents a compelling luxury investment opportunity. Its tourist licence and highly attractive rental potential make it particularly appealing to investors seeking both lifestyle value and income-generating potential. Additional features include a reverse-osmosis water filtration system, water softener, communal swimming pool, private storage room, two private parking spaces and concierge service. Building renovation The building is currently undergoing a comprehensive renovation programme designed to significantly enhance its energy efficiency, comfort and long-term value. The works include the installation of photovoltaic solar panels on the façade, supported by a European Next Generation energy-efficiency grant; new double-glazed windows with enhanced thermal and acoustic insulation; waterproofing and insulation of terraces and façades; repainting of the exterior in a contemporary black-and-white finish; renovation of balconies, railings and drainage systems; and improvements to the communal areas, including the swimming pool and gardens. These ■upgrades ■will ■further ■enhance the ■property's ■energy ■performance ■while ■helping to ■reduce ■ongoing community ■and ■utility costs, ■adding ■an ■additional ■layer of long-term ■value ■to ■an ■already ■exceptional ■residence.

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