

# Molino Property

Reference number: **MP1089**



**€ 235,000**

**Bedrooms: 3**

**Bathrooms: 2**

**Size: 158 m<sup>2</sup>**

**Semi-detached villa walking distance to Benalmadena Pueblo**



**Welcome!**

Do you wish to live in a large semi-detached villa with a communal swimming pool, walking distance to the shops, bars and restaurants of Benalmadena Pueblo? Then we may just have the perfect property for you. This brochure will tell you all about it. Do you wish to know more? Or make an appointment for a viewing? You can always call us on (+34) 911 231 363 or send an e-mail to [info@molinoproperty.com](mailto:info@molinoproperty.com)





## Charming well maintained villa in a small urbanization

This charming semi-detached villa is part of a small urbanization which offers a communal swimming pool just across the street. The house offers a nice garden with several terraces to enjoy – and a sunny roof terrace upstairs where you will also find three spacious bedrooms and two bathrooms. You basically have everything you need to enjoy the best Spain has to offer for an asking price of just € 235,000! •





## Property features

- ✓ **Property type:** semi-detached villa
- ✓ **Bedrooms:** 3
- ✓ **Bathrooms:** 2 (+ separate toilet)
- ✓ **Size:** 158 m<sup>2</sup> villa (of which 30 m<sup>2</sup> are terraces)
- ✓ **Garden/plot size:** 177 m<sup>2</sup>
- ✓ **Outside space:** garden and terraces
- ✓ **Year of construction:** 2002
- ✓ **Number of floors:** 2
- ✓ **State:** excellent





## Semi-detached villa on a perfect location with plenty to offer

- ✓ Fireplace
- ✓ Modern kitchen
- ✓ Private terraces
- ✓ Communal swimming pool
- ✓ Double glazing
- ✓ Private garden (easy maintenance)
- ✓ Storage room in the garden
- ✓ Electric gate
- ✓ Private parking space
- ✓ Walking distance to the town centre
- ✓ Roof terrace
- ✓ Separate toilet downstairs





## Monthly costs

- ✓ **IBI (property tax):** € 38
- ✓ **Basura (garbage disposal):** € 6
- ✓ **Insurance:** € 21 \*
- ✓ **Community fees:** € 35

\* This is an indication and may vary depending on insurance cover and company.



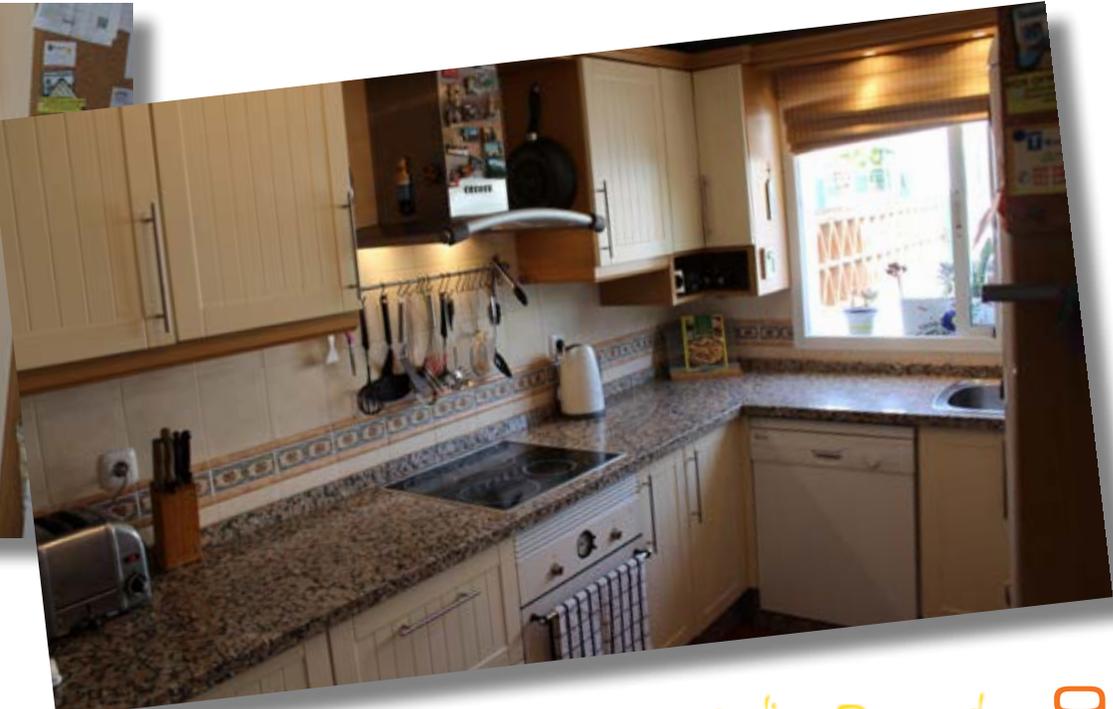
## Location

The villa is located walking distance to the town centre of Benalmadena Pueblo where you can have coffee or a meal on one of the many terraces. Plenty of bars and restaurants to choose from! Want to take a longer trip? Then simply take your car (from your private and gated parking space in front of your house) and within 10 to 15 minutes you will be in Malaga, at the airport or on one of the sunny beaches of the Costa del Sol. •



# Living room







# Bedrooms





# Bathrooms

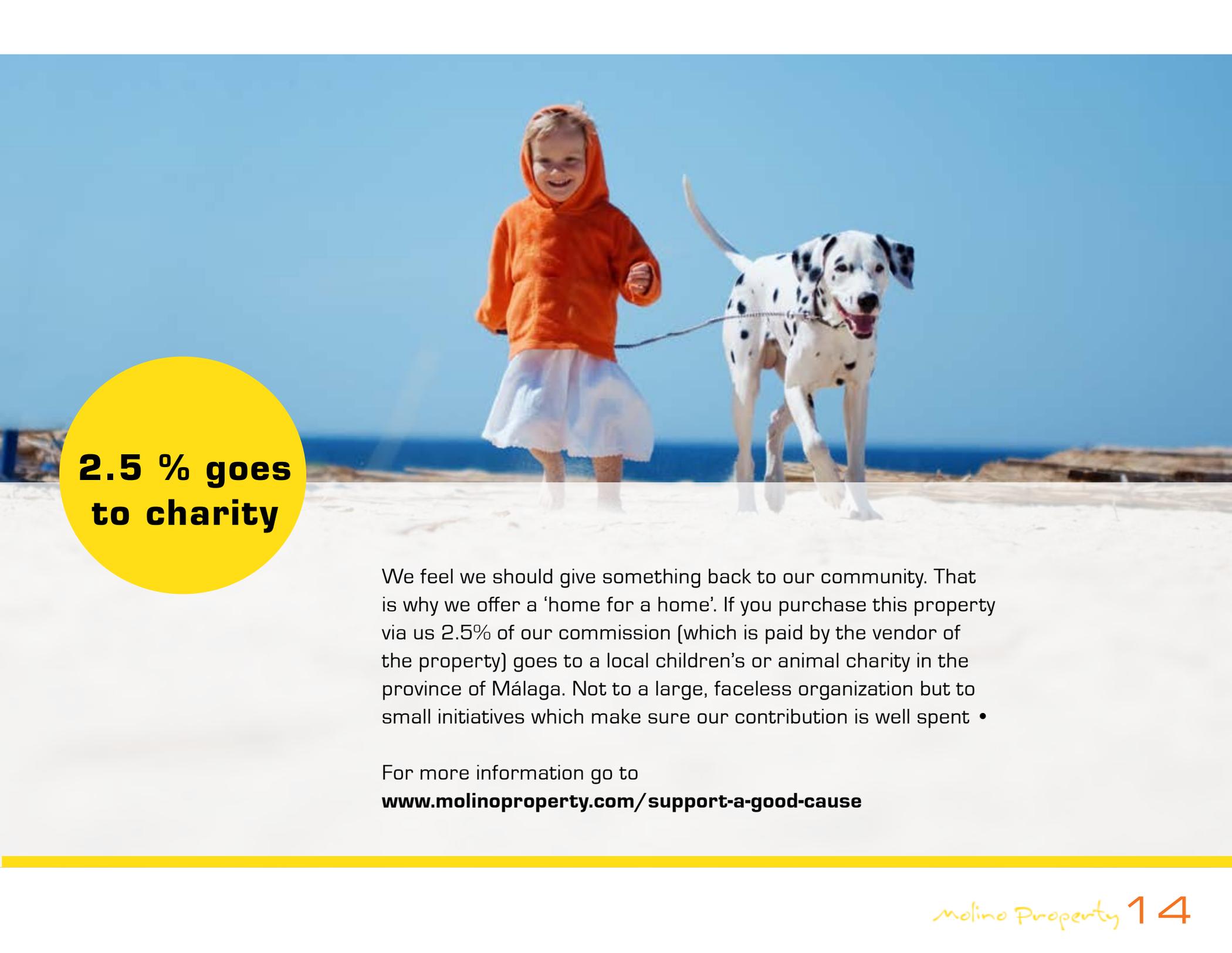






Pool area





**2.5 % goes  
to charity**

We feel we should give something back to our community. That is why we offer a 'home for a home'. If you purchase this property via us 2.5% of our commission (which is paid by the vendor of the property) goes to a local children's or animal charity in the province of Málaga. Not to a large, faceless organization but to small initiatives which make sure our contribution is well spent •

For more information go to  
**[www.molinoproperty.com/support-a-good-cause](http://www.molinoproperty.com/support-a-good-cause)**

## Molino Property

For more information, photos or a viewing go to:

**[www.molinoproperty.com/benalmadena-villa](http://www.molinoproperty.com/benalmadena-villa)**

or call (+34) 911 231 363

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