



# Villa for sale in Benalmádena

1,395,000 €

Reference: R4943071 Bedrooms: 3 Bathrooms: 5 Plot Size: 591m<sup>2</sup> Build Size: 235m<sup>2</sup> Terrace: 80m<sup>2</sup>





## Costa del Sol, Benalmádena (town)

235 m<sup>2</sup> built + 80 m<sup>2</sup> enclosed terrace | 591 m<sup>2</sup> plot | Private pool | Views of the Bay of Fuengirola

Discover this spectacular detached villa, a true gem of design and comfort in the exclusive Higuierón area of Benalmádena. Completely renovated in 2017, this property combines spacious interiors, high-quality finishes, and a privileged location, just 1 km from Carvajal Beach.

### Villa Layout:

#### Main Floor:

- Modern open-plan kitchen, fully equipped.
- Spacious living room with a built-in fireplace.
- Office (which can be converted into a third bedroom).
- Guest toilet.
- Bedroom with an en-suite bathroom.

#### Upper Floor:

- Master suite of 56 m<sup>2</sup> with a stylish en-suite bathroom and mirror-effect ceiling.

### Outdoor Spaces:

- Private pool with shower.
- Chill-out area with pergola, sun loungers, and a decorative fountain.
- Enclosed terrace with Lumon glass, perfect for year-round use.
- Barbecue area with toilet and storage room.
- Closed garage and covered parking area.

### Extras & Features:

- Central air conditioning + individual units in bedrooms.
- 22 solar panels for maximum energy efficiency.
- 6,000-liter water storage tank.

### Prime Location:

- Situated in Higuierón, one of the most sought-after areas on the Costa del Sol.
- Just minutes from the Higuierón Shopping Center (Carrefour, pharmacy, restaurants, and shops).
- Only 1 km from Carvajal Beach.
- Quick access to the A7, excellent connections to Málaga and Marbella.
- Quiet and secure area, ideal for living or investment.

### Costs:

- IBI (Property Tax): €870/year.
- Community Fees: €92,5/month.

Contact us for more information and a private viewing!

In compliance with Decree 218/2005, of October 11, which regulates consumer information in property sales and rentals in Andalusia, we inform clients that notary fees, registry fees, I.T.P., financial costs, and other purchase-related expenses

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are not included in the price.

The information provided in this advertisement is for guidance only, is non-binding, and has no contractual validity.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Barbeque  
Fiber Optic

### Views

Sea

### Pool

Private

### Garden

Private

### Category

Luxury

### Orientation

South East

### Setting

Urbanisation

### Furniture

Fully Furnished

### Security

Alarm System

### Climate Control

Air Conditioning  
Fireplace  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage