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## Villa détachée à vendre à Benalmádena

1 295 000 €

Référence: R4943071 Chambres: 3 Bain: 4 Terrain: 591m<sup>2</sup> Construite: 235m<sup>2</sup> Terrasse: 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 Higuerón 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 Higuerón, one of the most sought-after areas on the Costa del Sol. Just minutes from the Higuerón 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 are not included in the price. The information provided in this advertisement is for guidance only, is non-binding, and has no contractual validity.



## Spécification:

| Caractéristiques    | Orientation        | Contrôle du climat  |
|---------------------|--------------------|---------------------|
| Terrasse couverte   | Sud-Est            | Climatisation       |
| Terrasse privée     |                    | Cheminée            |
| Pièce de stockage   |                    | Chauffage central   |
| Salle de bain       |                    |                     |
| Sol en marbre       |                    |                     |
| Double vitrage      |                    |                     |
| Armoires encastrées |                    |                     |
| Barbecue            |                    |                     |
| Fibre optique       |                    |                     |
| Vues                | Paramètre          | Condition           |
| Mer                 | Urbanisation       | Excellent           |
| Piscine             | Meubles            | Cuisine             |
| Private             | Entièrement meublé | Entièrement équipée |
| Jardin              | Sécurité           | Parking             |
| Private             | Système d'alarme   | Garage              |
| Catégorie           |                    |                     |
| Luxe                |                    |                     |