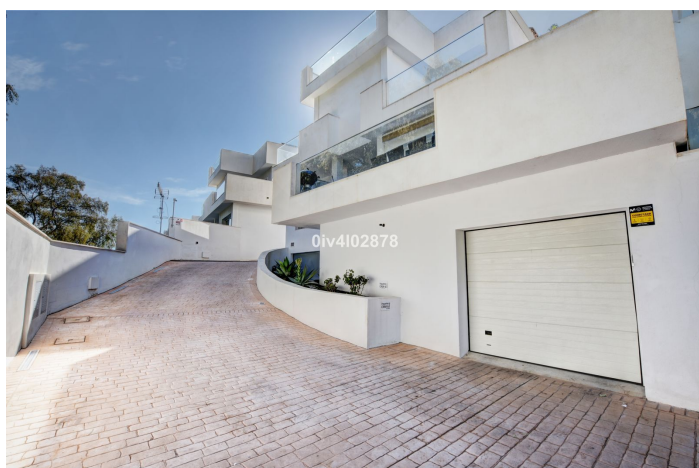




## Villa for sale in Benalmádena

750,000 €

Reference: R4934593 Bedrooms: 4 Bathrooms: 2 Build Size: 238m<sup>2</sup> Terrace: 100m<sup>2</sup>





## Costa del Sol, Torremuelle

### Modern Villa in Torremuelle

Experience the model of modern living in this stunning house located within a gated complex of just 8 houses in the lower part of Torremuelle. Perfectly positioned close to the train station, it offers convenient connections to Malaga city, Malaga airport, Plaza Mayor shopping centre, and other key stops including Arroyo de la Miel town centre. This property is not just a house—it's a lifestyle.

#### Location & Amenities:

- Prime Location : Situated in a quiet cul-de-sac road with pedestrian access to the coastal road, providing easy access to the beach and amenities.
- Community Features : Enjoy access to the community pool, gardens, and tennis courts of Torremuelle.
- Nearby Amenities : Close to a supermarket, cafeteria, and restaurants, ensuring all your daily needs are met.
- Educational Proximity : Close to the well-known British College.

#### House Features:

- Smart Home Technology : Equipped with photovoltaic solar panels providing 6kW, and state-of-the-art domotics controlling the garage door, all lights, and gates via Siri.
- Integrated Ventilation & Air Conditioning : Throughout the entire property for ultimate comfort.
- Bedrooms & Bathrooms : Four bedrooms, three offering access to spacious terraces
- Modern Living Area : The main living area features an open-plan modern kitchen with a dining area and access to a large terrace with a BBQ area.
- LED Lighting : Energy-efficient LED lighting installed throughout the whole house.

#### Lower Floor Features:

- Independent Guest Area with bedroom: Offering privacy and comfort for guests.
- Spa Facilities : Includes a sauna, jacuzzi, shower, gym, and office area.
- Garage : Equipped with EV Charging Point , Located on the lower floor with direct access to this area and the rest of the house.

This property embodies the perfect blend of modernity and convenience, making it an ideal home for those seeking a practical lifestyle in Torremuelle.

DEED: Total Built Area 238,36m<sup>2</sup> plus 100,05m<sup>2</sup> terraces, Year of Build: 2017, Aprox fees IBI :950€ per year - Basura 290€ per year - Community 107€ per month

CEE:Energy Consumption Rating D ( 18,53kWh/m<sup>2</sup>/year) CO<sub>2</sub> Emissions Rating D (97,34 kgCO<sub>2</sub>/m<sup>2</sup>/year).

The stated data is merely informative and has no contractual value. These details may be subject to errors, price changes, omissions, availability and/or withdrawal from the market without prior notice. The indicated price does not include the expenses inherent to the purchase of real estate according to current laws (ITP or VAT, notary expenses, registry expenses, conveyancing etc)



## Features:

### Features

Near Transport  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Jacuzzi  
Guest Apartment  
Gym  
Domotics  
Tennis Court  
Sauna  
Basement

### Pool

Communal

### Security

Gated Complex  
Alarm System  
Entry Phone

### Energy Rating

D

### Climate Control

Air Conditioning

### Kitchen

Fully Fitted

### Parking

Garage

### CO2 Emission Rating

D

### Setting

Urbanisation  
Close To Shops  
Close To Schools  
Close To Sea

### Garden

Communal

### Category

Resale  
Contemporary