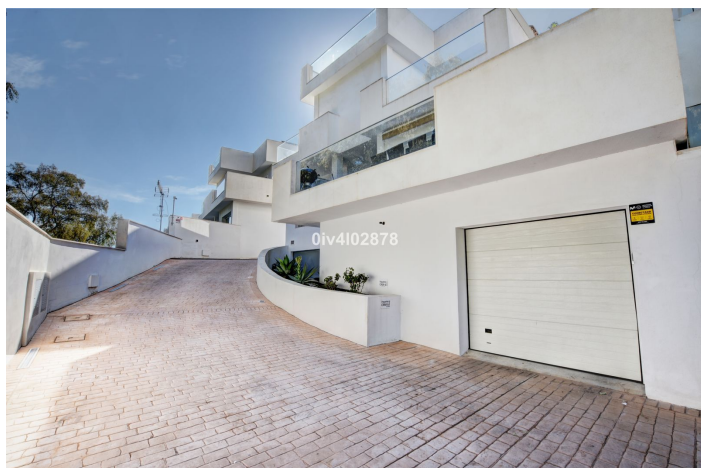




## Fristående villa till salu i Benalmádena

750 000 €

Referens: R4934593   Sovrum: 4   Badrum: 2   Bygga: 238m<sup>2</sup>   Terrass: 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)



## Funktioner:

### Funktioner

Nära transport  
Privat terrass  
Förvarings rum  
Dubbelspel  
Monterade garderober  
Jacuzzi  
Gästlägenhet  
Gym  
Domotik  
Tennisbana  
Bastu  
Källare  
Slå samman  
Gemensam  
säkerhet  
Gated complex  
Larmsystem  
Posttelefon  
Energikärl  
D

### Klimatkontroll

Luftkonditionering

### Kök

Fullmonterad  
Parkering  
Garage

### CO2 -utsläppsgradering

D

### Miljö

Urbanisering  
Nära butiker  
Nära skolor  
Nära havet

### Trädgård

Gemensam  
Kategori  
Återförsäljning  
Samtida