



# Abstandsvilla zum Verkauf in Benalmádena

1.790.000 €

Referenz: R5164267 Schlafzimmer: 6 Badezimmer: 4 Grundstücksgröße: 1.055m<sup>2</sup> Garten: 493m<sup>2</sup> Terrasse: 100m<sup>2</sup>







## Costa del Sol, Benalmadena Costa

Discover Your Dream Villa for Sale in Benalmádena Costa Discover a truly exceptional \*\*villa for sale in Benalmádena Costa\*\* with this impressive property, offering a rare combination of unbeatable location, generous living space, and stunning sea views. Finding a villa in such a central area is a unique opportunity, as most are located further away from the beach and the heart of the town. Unbeatable Location and Convenience This magnificent villa is strategically situated on a generous 1055m<sup>2</sup> plot, just moments from the main avenue in the central area of Benalmádena Costa. Everything you need is within easy reach: a short stroll takes you to a wide array of shops, restaurants, and the beautiful beach. The location is truly one of a kind, as villas in this highly sought-after area are notoriously difficult to find. For added convenience, the property is a 15-minute walk from the town center of Arroyo and the train station, making it a special opportunity in the current market. Spacious Living and Flexible Accommodation Built in 2001, this substantial villa boasts a total of six generously sized bedrooms, one of which being a separate annex studio, providing ample space for a large family or for use as a perhaps as holiday rental. This being its current activity with an existing license. The entrance features a large front garden and parking area. Stepping inside, you are greeted by a welcoming porch that leads to a very spacious 50m<sup>2</sup> lounge. From here, a sliding door opens to a breakfast area and a well-sized, fully fitted kitchen. The lounge also connects to a large terrace with a BBQ, perfect for outdoor dining, which leads down to the garden and swimming pool area. From these terraces, you can enjoy lovely partial sea views. Adjacent to the lounge, you will find a large bedroom (which could also serve as a dining area or office) and a convenient cloakroom. A Multitude of Rooms on Multiple Levels Upper Level: The staircase from the main level leads to a hallway connecting to the master suite and three additional guest bedrooms, plus a guest bathroom. All bedrooms have access to terraces, and the two south-facing rooms, including the master bedroom, share a large terrace with wonderful \*\*sea views\*\*. The master suite is exceptionally spacious, featuring a sitting area, a walk-in closet with extensive storage, and an ensuite bathroom with both a bathtub and a shower. Lower Level: Descending to the lower level, you will find another large room used as a lounge, a utility room, a large storeroom, and a cinema room with a bar area. This level also includes a studio suite with its own independent access from outside, originally a garage, offering excellent flexibility. In summary, this is a very large and versatile villa for sale in Benalmádena Costa located in the most central area, offering walking access to all amenities and the beach. Its generous size, multiple rooms, and coveted location with sea views make it an ideal choice for a large family home or a lucrative holiday let. DEED: Total Built Area 493,40m<sup>2</sup> and useable space 389,15m<sup>2</sup>, Year of Build: 2001, Aprox fees IBI :2643,11€ per year - Basura 290€ per year - Community 0€ per month (includes water) / CEE:Energy Consumption Rating E (144.31 kWh/m<sup>2</sup>/year) CO2 Emissions Rating E (31.15 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)



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Privatem Badezimmer  
Doppelverglasung  
Einbauschränke  
W-lan  
Gästehaus  
Allzweckraum  
Grill  
Gastwohnung  
Bar  
Gamesroom  
Keller  
Personalunterkunft  
Wood Flooring

### Ansichten

Meer  
Garten  
Schwimmbad

### Küche

Voll Ausgerüstet

### Parken

Unter Tage  
Garage  
Privat

### Energiebewertung

E

### Orientierung

Süd

### Einstellung

Siedlung  
In der Nähe von Geschäften  
In der Nähe von Schulen  
In der Nähe des Meeres  
In der Nähe der Stadt

### Garten

Privat

### Versorgungsunternehmen

Elektrizität  
Trinkwasser

### CO2 -Emissionsbewertung

E

### Klimakontrolle

Klimaanlage

### Schwimmbad

Privat

### Sicherheit

Alarmsystem

### Kategorie

Luxus  
Wiederverkauf