

## Villa - Chalet en venta en Benalmádena, Benalmádena

1.397.000 €

Referencia: R4943071    Dormitorios: 3    Baños: 4    Terreno: 591m<sup>2</sup>    Construido: 235m<sup>2</sup>    Terraza: 80m<sup>2</sup>



## Costa del Sol, Benalmádena

📏 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 are not included in the price.

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

## Características:

### Características

Terraza

Terraza

Trastero

Baño privado

Piso de mármol

Doble acristalamiento

Armarios ajustados

Barbacoa

Fibra óptica

### Vistas

Mar

### Piscina

Piscina Privada

### Jardin

Jardín Privado

### Categoría

Lujo

### Orientación

Sudeste

### Posición

Urbanización

### Muebles

Completamente Amueblada

### Seguridad

Sistema de alarma

### Climatización

Aire acondicionado

Hogar

Calefacción central

### Estado

Excelente

### Cocina

Cocina Equipada

### Aparcamiento

Cochera