



## Detached Villa for sale in Benalmádena, Benalmádena

1,195,000 €

Reference: R5036290 Bedrooms: 4 Bathrooms: 5 Plot Size: 472m<sup>2</sup> Build Size: 369m<sup>2</sup>





## Costa del Sol, Benalmádena

Imagine waking up every day to breathtaking Mediterranean views, enjoying year-round sunshine, and living in a home designed to offer maximum comfort and efficiency. This stunning villa in Arroyo de la Miel, Benalmádena, combines elegance, cutting-edge technology, and an excellent investment opportunity.

### UNBEATABLE LOCATION:

- \* Just 8 minutes from the beach and 5 minutes from Benalmádena Pueblo.
- \* Easy access to the highway, only 13 minutes from the airport, and 20 minutes from downtown Málaga and the AVE high-speed train station.
- \* Only minutes from the commuter train station, supermarkets, schools, and all essential services. \* A peaceful and exclusive area, with the convenience of having everything nearby.

### A HOME DESIGNED FOR YOUR WELL-BEING:

- \* Main residence with 4 bedrooms and 4 full bathrooms + 1 guest toilet. Two fully equipped kitchens.
- \* Total energy efficiency: Energy certification A, 5600W photovoltaic system, underfloor heating on all floors, and aerothermal technology for heating and hot water.
- \* Overflow saltwater pool with LED multi-color lighting, counter-current swimming system, and water cannon.
- \* State-of-the-art climate control with individual air conditioning in each room and a heat recovery ventilation system, all controlled via smartphone.
- \* High-resistance windows, electric blinds, and superior thermal insulation for ultimate comfort. ??? Garage for 3 cars and multiple motorcycles, with ample storage space.
- \* Advanced home automation (KNX): Control lighting, heating, blinds, and electricity consumption from your phone.

**INVESTMENT OPPORTUNITY – TURN TWO FLOORS INTO INDEPENDENT APARTMENTS** In addition to being an extraordinary home, this property offers the chance to generate extra income:

- \* Office space convertible into an independent apartment (approx. 76 m<sup>2</sup>) with its own entrance.
- \* Pool-level floor with summer kitchen, storage room, and entertainment lounge, also adaptable into an independent apartment (approx. 80 m<sup>2</sup>).

More than just a house, it's a lifestyle. Perfect for families seeking space, investors looking to capitalize on their purchase, or anyone dreaming of living in a paradise by the sea.

Seize this opportunity! Contact us today and schedule your visit. Your new home on the Costa del Sol is waiting for you.



## Features:

### Features

Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
WiFi  
Utility Room  
Barbeque  
Domotics

### Views

Sea  
Mountain  
Panoramic

### Pool

Private

### Security

Alarm System

### Orientation

South

### Setting

Close To Town

### Furniture

Optional

### Parking

Garage  
Private  
Covered  
More Than One

### Energy Rating

A

### Climate Control

Air Conditioning  
Cold A/C  
Fireplace  
Central Heating

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels  
Solar water heating

### CO2 Emission Rating

A

### Category

Investment