



## Detached Villa for sale in Benalmádena, Benalmádena

**1.395.000 €**Reference: R4943071   Bedrooms: 3   Bathrooms: 5   Plot Size: 591m<sup>2</sup>   Build Size: 235m<sup>2</sup>   Terrace: 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 Higuerón 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 Higuerón, one of the most sought-after areas on the Costa del Sol.
- ???? Just minutes from the Higuerón 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.



## Features:

**Caratteristiche**

Terrazza coperta

Terrazza privata

Ripostiglio

Bagno privato

Pavimenti in marmo

Doppio vetro

Armadi a muro

Barbecue

Fibra ottica

**Viste**

Mare

**Piscina**

Privata

**Giardino**

Privato

**Categoria**

Lusso

**Orientamento**

Sud -est

**Climate Control**

Aria condizionata

Camino

Riscaldamento centrale

**Collocamento**

Zona urbana

**Mobilia**

Completamente arredato

**Sicurezza**

Sistema di allarme

**Condizione**

Eccellente

**Cucina**

Completamente arredata

**Parcheggio**

Garage