



## Detached Villa for sale in Benalmádena, Benalmádena

1 295 000 €

Référence: R4943071 Chambres: 3 Bain: 4 Terrain: 591m<sup>2</sup> Construite: 235m<sup>2</sup> Terrasse: 80m<sup>2</sup>















## Costa del Sol, Benalmádena

2 235 m² built + 80 m² enclosed terrace | 591 m² plot | Private pool | Views of the Bay of Fuengirola 2 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: 2 Modern open-plan kitchen, fully equipped. 2 Spacious living room with a built-in fireplace. 2 Office (which can be converted into a third bedroom). 2 Guest toilet. 2 Bedroom with an en-suite bathroom. Upper Floor: 2 Master suite of 56 m<sup>2</sup> with a stylish en-suite bathroom and mirroreffect 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.





## Spécification:

Sol en marbre Double vitrage Armoires ajustées

CaractéristiquesOrientationClimatisationTerrasse couverteSud-EstClimatisation

Terrasse privée Sud-Est Climatisation

Cheminée

Salle de stockage Chauffage central Salle de bain attenante

Barbecue
Fibre optique

Vues Paramètre Condition

VuesParamètreConditionMerUrbanisationExcellentPiscineMeublesCuisine

Private Entièrement meublé Entièrement équipé

JardinSécuritéParkingPrivateSystème d'alarmeGarage

Catégorie Luxe