



# Detached Villa for sale in Benalmádena, Benalmádena

1.195.000 €

Referentie: R5036290 Slaapkamers: 4 Badkamers: 5 Plotgrootte: 472m<sup>2</sup> Perceelgrootte: 369m<sup>2</sup>





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## 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 aérothermal 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.



## Kenmerken:

### Extra's

Privé Terras  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
WiFi  
Bijkeuken  
Barbecue  
Domotics

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids

### Zwembad

private Pool

### Beveiliging

Alarmsysteem

### Categorie

Investering

### Zonorientatie

zuiden

### Ligging

Dichtbij stad

### Meubilering

optioneel Furniture

### Parkeergelegenheid

garage  
private Parking  
overdekte parkeerplaats  
More Than One

### Energiebeoordeling

A

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Open haard  
Centrale verwarming

### Huidige Staat

Goede conditie

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit  
Drinkwater  
Fotovoltaïsche zonnepanelen  
Zonne-energie water verwarming

### CO2 Emission Rating

A