



## Detached Villa for sale in La Capellania, Benalmádena

**1,000,000 €**

Reference: R5106979   Bedrooms: 3   Bathrooms: 3   Plot Size: 1,900m<sup>2</sup>   Build Size: 330m<sup>2</sup>





## Costa del Sol, La Capellania

Exclusive Detached Villa with 330 m<sup>2</sup> Built Area (as per Cadastre), of which 177 m<sup>2</sup> correspond to the main residence, 89 m<sup>2</sup> to other uses, and 64 m<sup>2</sup> to sports/pool area. Distributed on a single floor, this home stands out for its functionality and comfort, ideal for families or individuals with reduced mobility. Built on a large 1,900 m<sup>2</sup> plot, featuring gardens and a variety of fruit trees. The property includes: 3 spacious bedrooms 3 bathrooms Semi-open kitchen with pantry Laundry room Large living-dining room with direct access to the garden Spacious basement The south-facing orientation ensures natural light throughout the day and a pleasant temperature all year round. Surrounded by fruit trees and gardens, the environment offers peace, privacy, and a connection with nature. Additionally, the property includes uncovered parking for up to 8 vehicles and a covered garage for 1 large car or 2 small ones. Equipped with a perimeter security camera system connected via fiber optic, automatic irrigation system, and an electric vehicle charging point. The property is fitted with a high-efficiency solar energy system consisting of: 14 solar panels of 450 W each (total power: 6,300 W) 1 Fronius brand three-phase inverter 1 bank of 4 lithium batteries, 54 Ah each Estimated annual production: 6,500 – 7,000 kWh



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Utility Room  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Garden  
Pool

### Furniture

Fully Furnished

### Security

Alarm System

### Category

Holiday Homes  
Distressed  
Luxury  
Contemporary

### Orientation

South

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
More Than One

### Climate Control

Air Conditioning  
Fireplace

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Photovoltaic solar panels  
Solar water heating