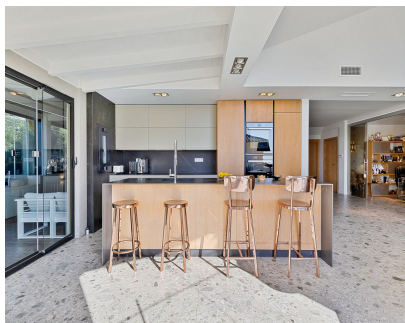


**Sales - House - Benalmadena**  
**1.395.000€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**



**Ref.-ID: MIBGR4943071**

**Benalmadena**

**House**

**Community: 1,128 EUR / year IBI: 870 EUR / year**

**Rubbish: 80 EUR / year**



**3**



**5**



**235 m2**



**591 m2**

235 m² built + 80 m² enclosed terrace | 591 m² plot | Private pool | Views of the Bay of Fuengirola
 Discover this spectacular detached villa, a true gem of design and comfort in the exclusive Higuera 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 m² 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 Higuera, one of the most sought-after areas on the Costa del Sol. Just minutes from the Higuera 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.

|   |                                       |                                  |                            |  |                            |
|---|---------------------------------------|----------------------------------|----------------------------|--|----------------------------|
| <b>Setting</b><br>✓ Urbanisation  | <b>Orientation</b><br>✓ South East    | <b>Condition</b><br>✓ Excellent  | <b>Pool</b><br>✓ Private   | <b>Climate Control</b><br>✓ Air Conditioning<br>✓ Central Heating<br>✓ Fireplace | <b>Views</b><br>✓ Sea      |
| <b>Features</b><br>✓ Covered Terrace<br>✓ Fitted Wardrobes<br>✓ Private Terrace<br>✓ Storage Room<br>✓ Ensuite Bathroom<br>✓ Marble Flooring<br>✓ Barbeque<br>✓ Double Glazing<br>✓ Fiber Optic | <b>Furniture</b><br>✓ Fully Furnished | <b>Kitchen</b><br>✓ Fully Fitted | <b>Garden</b><br>✓ Private | <b>Security</b><br>✓ Alarm System  | <b>Parking</b><br>✓ Garage |
| <b>Category</b><br>✓ Luxury   |                                       |                                  |                            |  |                            |