

## Sales - House - Benalmadena

# 1.395.000€

**Benalmadena**

**House**

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

**Rubbish: 80 EUR / year**



**3**



**5**



**235 m2**



**591 m2**

□ 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 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 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 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.

### Setting

✓ Urbanisation

### Climate Control

✓ Air Conditioning

✓ Central Heating

✓ Fireplace

### Orientation

✓ South East

### Views

✓ Sea

### Condition

✓ Excellent

### Features

✓ Covered Terrace

✓ Fitted Wardrobes

✓ Private Terrace

✓ Storage Room

✓ Ensuite Bathroom

✓ Marble Flooring

✓ Barbeque

✓ Double Glazing

✓ Fiber Optic

### Pool

✓ Private

### Furniture

✓ Fully Furnished

### Kitchen

✓ Fully Fitted

### Garden

✓ Private

### Security

✓ Alarm System

### Parking

✓ Garage

### Category

✓ Luxury

















































































