

## Sales - House - Benalmadena

# 1.395.000€

Benalmadena

House

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

Rubbish: 80 EUR / year



3



5



235 m<sup>2</sup>



591 m<sup>2</sup>

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 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: | 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: | Located 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.

#### Setting

✓ Urbanisation

#### Orientation

✓ South East

#### Condition

✓ Excellent

#### Pool

✓ Private

#### Climate Control

✓ Air Conditioning  
✓ Central Heating  
✓ Fireplace

#### Views

✓ Sea

#### Features

✓ Covered Terrace  
✓ Fitted Wardrobes  
✓ Private Terrace  
✓ Storage Room  
✓ Ensuite Bathroom  
✓ Marble Flooring  
✓ Barbeque  
✓ Double Glazing  
✓ Fiber Optic

#### Furniture

✓ Fully Furnished

#### Kitchen

✓ Fully Fitted

#### Garden

✓ Private

#### Security

✓ Alarm System

#### Parking

✓ Garage

#### Category

✓ Luxury









































