

## Sales - House - Benalmadena

# 1.190.000€

**Benalmadena**

**House**



4



3



217 m2



486 m2

Spectacular Designer Villa in La Capellanía: Luxury, Sea Views, and Tourist License We present this magnificent detached villa located in La Capellanía, one of the most exclusive and sought-after areas of Benalmádena. The property perfectly blends traditional Mediterranean architecture with cutting-edge interior design, having been fully renovated with luxury finishes. The villa holds a Tourist Rental License, making it an exceptional investment opportunity with high proven profitability. **DISTRIBUTION OVER THREE LEVELS** The home has been meticulously designed to maximize comfort and natural light: **DAY FLOOR (75 m<sup>2</sup>):** The heart of the house. An impressive open-plan space integrating the living-dining area with a unique circular designer kitchen. The kitchen features a stunning natural stone island, perimeter LED lighting, and high-end appliances. The living room stands out with its modern fireplace set in a black marble panel and large windows providing direct access to the pool area. **NIGHT FLOOR:** Located on the upper level to ensure privacy. It consists of 4 spacious bedrooms with floor-to-ceiling fitted wardrobes. The rooms enjoy panoramic views of the Mediterranean Sea and access to private terraces. **BASEMENT:** A versatile, multi-purpose space ideal for a wine cellar, gym, cinema room, or games area. **EXTERIORS AND LEISURE** The plot offers a private and secure environment: Private 10x4 meter swimming pool with a beach-style entry, surrounded by high-quality artificial grass. Professional BBQ area set under a modern bioclimatic pergola, perfect for outdoor dining. Private parking and high perimeter walls ensuring total intimacy. **MAIN FEATURES** 4 Bright Bedrooms & 3 Designer Bathrooms: Featuring veined black marble finishes, recessed faucets, and wall-hung toilets. Energy Efficiency: Equipped with state-of-the-art solar panels. Climate Control: Full air conditioning and modern fireplace. Security: Double-glazed security windows and video entry system. Living in La Capellanía means enjoying the peace of a prestigious residential area, just minutes away from the beach, the Reserva del Higuerón, and with easy access to the highway toward Málaga and the airport.

### Setting

- ✓ Town
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Central Heating

### Parking

- ✓ Underground
- ✓ Garage
- ✓ More Than One

### Orientation

- ✓ South West

### Features

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Double Glazing

### Utilities

- ✓ Electricity
- ✓ Telephone
- ✓ Photovoltaic solar panels

### Condition

- ✓ Excellent
- ✓ Recently Renovated

### Furniture

- ✓ Part Furnished

### Pool

- ✓ Private

### Security

- ✓ Alarm System
- ✓ 24 Hour Security



























