

**Ref.-ID: MIBGR4584670**

**Benalmadena**

**House**

**Community: 600 EUR / year**

**IBI: 1,150 EUR / year**

**Rubbish: 150 EUR / year**



**4**



**4.5**



**299 m2**



**650 m2**

In the heart of Benalmádena, a distinctive villa invites you into a realm of understated elegance and practical luxury. Boasting over 300sqm of covered space on a generous 950sqm plot, this two-story residence stands as a testament to refined living. Upon entering, an expansive hall seamlessly connects the garage, dining area, and two bedrooms, including the master suite. The southeast orientation of the bedrooms ensures a daily spectacle—the mesmerizing sunrise over the sea. The master bedroom, adorned with an en-suite bathroom and double sinks, reveals a thoughtful touch with a spacious walk-in closet and a comfortable sitting/reading area overlooking sea, garden, and pool views. The dining area, positioned as the central hub, introduces a vintage-style kitchen delicately separated by a wooden frame. This subtle division allows the air and the gentle sounds of a Moorish fountain to add an element of serenity. The result is a captivating backdrop of panoramic sea views. The formal dining and living room, unfolds with ample space for a large sitting area and a fireplace. The highlight is the captivating sea views that complete this space. A guest toilet discreetly complements this level. Ascending to the upper level, a cozier ambiance unfolds. An office with an ample terrace, sheltered by a pergola, beckons for moments of contemplation. This terrace seamlessly connects to a secondary living room featuring wooden beams, a fireplace, a chaise-long facing a large flat TV, a piano, and extensive sea views—an ideal retreat for winter afternoons. A large bedroom adjacent to this area adds to the upper-level charm, complemented by a well-appointed bathroom. Outdoors, the options are plentiful—access the area through flat alleys bordered by fruit trees on the sides of the house, or by a staircase beside the main terrace. The lower level unveils a 10 x 5 m pool surrounded by a tiled area, a BBQ space under a pergola, and a practical guest apartment with a kitchenette and bathroom, doubling as an outdoor escape. Beyond its aesthetic appeal, the villa embraces eco-friendly living with photovoltaic solar panels, ensuring minimal utility bills. Smooth walls and handcrafted terracotta slabs enhance the authentic charm of the space. Describing this villa is a modest attempt to convey its allure; however, words can only scratch the surface. As a seasoned expert in Benalmádena's villa market, I encourage you to witness the charm firsthand. This property isn't just a house; it's a sensible investment in a lifestyle that appreciates over time. Don't miss the chance to make this distinctive villa yours—schedule a viewing now and step into a world of refined comfort. Your ideal home awaits.

**Setting**

- ✓ Town
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ Fireplace

**Kitchen**

- ✓ Kitchen-Lounge

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Photovoltaic solar panels

**Orientation**

- ✓ South East
- ✓ South

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Forest

**Garden**

- ✓ Easy Maintenance

**Category**

- ✓ Investment
- ✓ Luxury

**Condition**

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Gym
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Staff Accommodation
- ✓ Fiber Optic

**Security**

- ✓ Entry Phone
- ✓ Alarm System

**Pool**

- ✓ Private

**Furniture**

- ✓ Optional

**Parking**

- ✓ Garage
- ✓ Covered
- ✓ More Than One









































































































































