

**Ref.-ID: MIBGR5374528**

**Benalmadena**

**House**

**IBI: 684 EUR / year**



**4**



**2**



**504 m2**

Discover this exclusive detached villa located in one of the most sought-after areas of Benalmádena, where privacy, breathtaking sea views and a prime location come together perfectly. The property enjoys spectacular fully guaranteed panoramic sea views, as well as an excellent orientation that allows natural light and sunshine throughout the entire day. The main residence offers a comfortable and elegant layout, featuring three spacious bedrooms and three bathrooms, designed to provide maximum comfort both as a permanent residence and as a high-end second home on the Costa del Sol. One of the standout features of this villa is its extraordinary multi-purpose basement level: a truly special space full of possibilities, ideal for creating a guest area, independent apartment, private gym, home cinema, office or wellness area, perfectly adapting to the needs of each owner. In addition, the location is simply unbeatable: close to supermarkets, schools, restaurants, the train station and all kinds of amenities, allowing you to enjoy peace and privacy without giving up the convenience of everyday life. A unique property for those seeking views, exclusivity, spaciousness and quality of life in one of the finest locations on the Costa del Sol.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina
- ✓ Urbanisation

**Climate Control**

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

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Orientation**

- ✓ East
- ✓ South East
- ✓ South
- ✓ South West
- ✓ West

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Port
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Courtyard
- ✓ Urban
- ✓ Forest
- ✓ Street

**Garden**

- ✓ Private

**Category**

- ✓ Golf
- ✓ Investment
- ✓ Resale
- ✓ Contemporary

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Games Room
- ✓ Guest House
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Courtesy Bus
- ✓ Near Church
- ✓ Basement
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex

**Pool**

- ✓ Private

**Furniture**

- ✓ Optional

**Parking**

- ✓ Garage
- ✓ Open
- ✓ Street
- ✓ More Than One
- ✓ Private

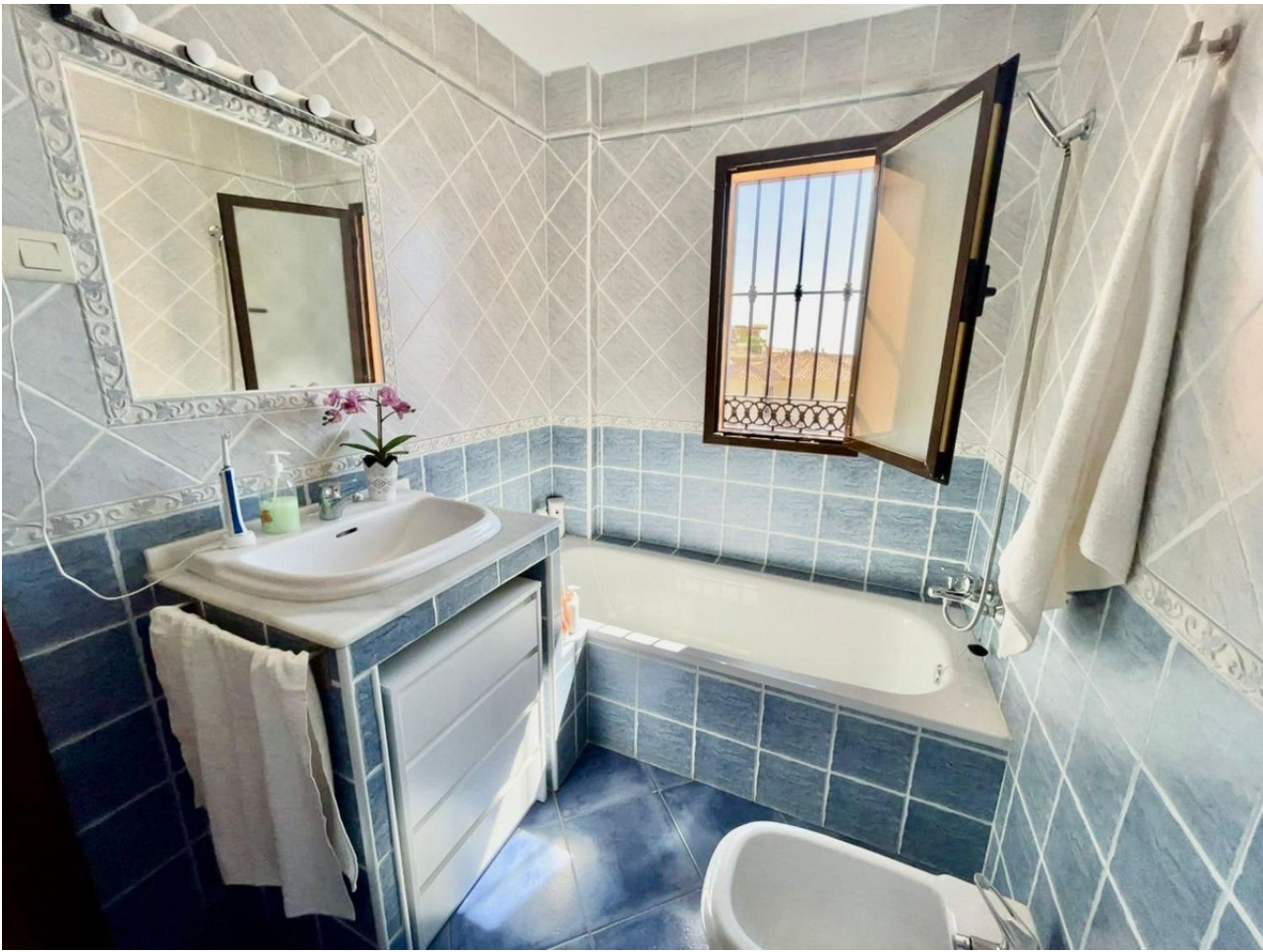
















- con pladur y puertas correderas o cortinas.
- Cocina pequeña lineal.
- Muebles modulares y multiusos.
- Aprovechar iluminación LED y tonos claros.
- Estilo nórdico/ industrial suave.



### REFORMA PREMIUM

- Divisiones con cristal y perfilera negra.
- Iluminación LED perimetral y focos empotrados.
- Cocina con barra y acabados en madera y negro.
- Suelo vinílico madera clara.
- Estilo moderno industrial.



### 3 OPCIONES DE DISTRIBUCIÓN

- Salón / Comedor
- Cocina
- Habitación
- Estudio / Oficina
- Baño
- Almacenaje / Armario

OPCIÓN 1: LOFT + 2 HABITACIONES + ESTUDIO



OPCIÓN 2: APARTAMENTO INDEPENDIENTE



OPCIÓN 3: ZONA SOCIAL + ESTUDIO + HABITACIÓN



### MATERIALES LOW COST

- Suelo vinílico clic madera clara
- Paredes blancas
- Cocinas modulares
- Estanterías abiertas
- Iluminación LED cálida



### MATERIALES PREMIUM

- Suelo vinílico alta gama
- Cristal y perfilera negra
- Cocina madera + negro mate
- Iluminación LED indirecta



### ILUMINACIÓN CLAVE

- LED perimetral en techo
- Focos empotrados
- Lámparas colgantes
- Luz cálida (2700-3000K)



TIP EXTRA: Añade cortinas, alfombras y plantas para dar calidez sin gastar mucho.

