



## Detached Villa for sale in Benalmádena, Benalmádena

**1,395,000 €**

Reference: R4943071   Bedrooms: 3   Bathrooms: 5   Plot Size: 591m<sup>2</sup>   Build Size: 235m<sup>2</sup>   Terrace: 80m<sup>2</sup>





## Costa del Sol, Benalmádena

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:

- ???? Situated 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.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South East	Air Conditioning
Private Terrace		Fireplace
Storage Room		Central Heating
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Barbeque		
Fiber Optic		
Views	Setting	Condition
Sea	Urbanisation	Excellent
Pool	Furniture	Kitchen
Private Pool	Fully Furnished	Fully Fitted
Garden	Security	Parking
Private Garden	Alarm System	Garage
Category		
Luxury		