



## HOUSE 3 BEDROOMS 5 BATHROOMS IN BENALMADENA

📍 Benalmadena

REF# R4943071 €1,395,000

BEDS

3

BATHS

5

BUILT

235 m<sup>2</sup>

PLOT

591 m<sup>2</sup>

TERRACE

80 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.

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### 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 Higuera, one of the most sought-after areas on the Costa del Sol.

???? Just minutes from the Higuera 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.



# BROMLEY ESTATES

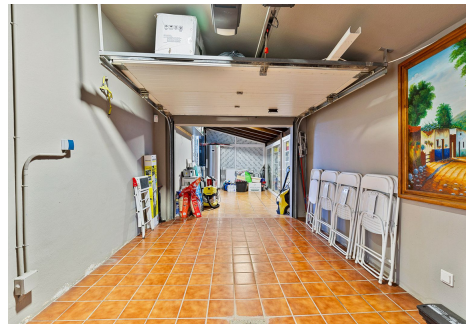
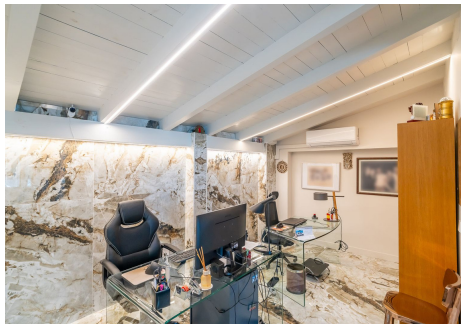
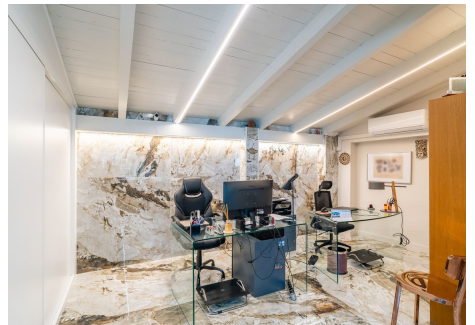
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# BROMLEY ESTATES

## *Marbella*





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## *Marbella*

