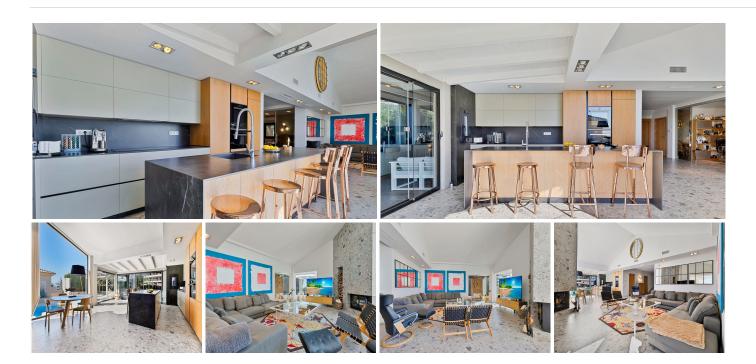
### **BROMLEY ESTATES**

Marbella



# HOUSE 3 BEDROOMS 4 BATHROOMS IN BENALMADENA

Penalmadena

REF# R4943071 €1,395,000

BEDS	BATHS	BUILT	PLOT	TERRACE
3	4	235 m²	591 m²	80 m²

? 235 m² built + 80 m² enclosed terrace | 591 m² 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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## BROMLEY ESTATES Marbella

#### 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.

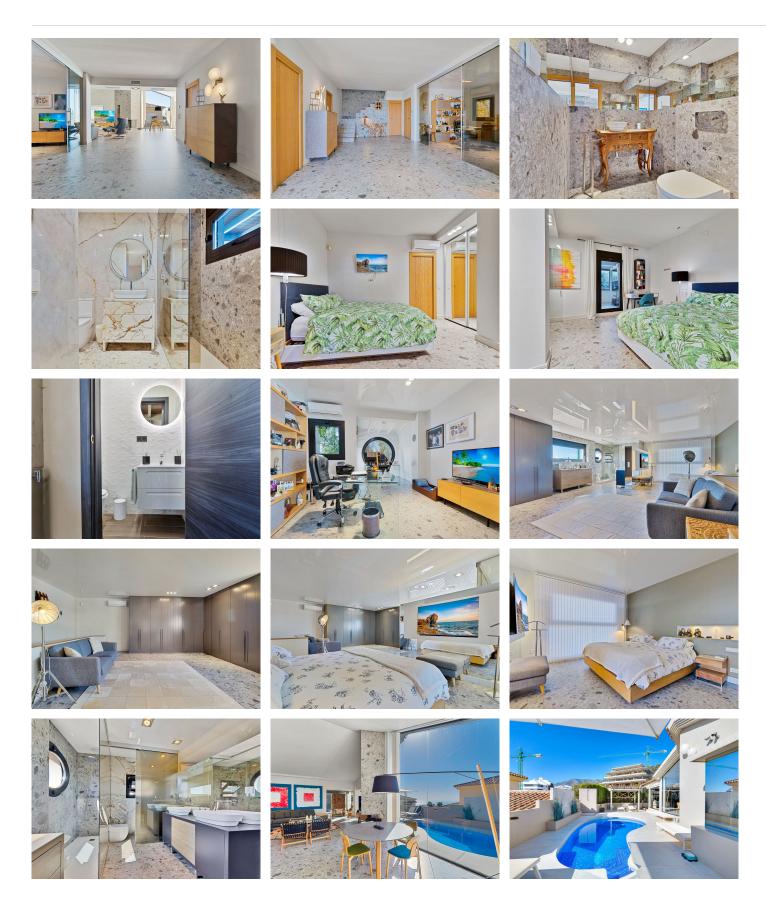
???? Contact us for more information and a private viewing!

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.

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