



## HOUSE 4 BEDROOMS 3 BATHROOMS IN BENALMADENA

📍 Benalmadena

REF# R5309992 €1,190,000

BEDS

4

BATHS

3

BUILT

217 m<sup>2</sup>

PLOT

486 m<sup>2</sup>

TERRACE

99 m<sup>2</sup>

**Spectacular Designer Villa in La Capellanía: Luxury, Sea Views, and Tourist License**

We present this magnificent detached villa located in La Capellanía, one of the most exclusive and sought-after areas of Benalmádena. The property perfectly blends traditional Mediterranean architecture with cutting-edge interior design, having been fully renovated with luxury finishes.

The villa holds a Tourist Rental License, making it an exceptional investment opportunity with high proven profitability.

### DISTRIBUTION OVER THREE LEVELS

The home has been meticulously designed to maximize comfort and natural light:

**DAY FLOOR (75 m<sup>2</sup>):** The heart of the house. An impressive open-plan space integrating the living-dining area with a unique circular designer kitchen. The kitchen features a stunning natural stone island, perimeter

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LED lighting, and high-end appliances. The living room stands out with its modern fireplace set in a black marble panel and large windows providing direct access to the pool area.

**NIGHT FLOOR:** Located on the upper level to ensure privacy. It consists of 4 spacious bedrooms with floor-to-ceiling fitted wardrobes. The rooms enjoy panoramic views of the Mediterranean Sea and access to private terraces.

**BASEMENT:** A versatile, multi-purpose space ideal for a wine cellar, gym, cinema room, or games area.

## EXTERIORS AND LEISURE

The plot offers a private and secure environment:

Private 10x4 meter swimming pool with a beach-style entry, surrounded by high-quality artificial grass.

Professional BBQ area set under a modern bioclimatic pergola, perfect for outdoor dining.

Private parking and high perimeter walls ensuring total intimacy.

## MAIN FEATURES

**4 Bright Bedrooms & 3 Designer Bathrooms:** Featuring veined black marble finishes, recessed faucets, and wall-hung toilets.

**Energy Efficiency:** Equipped with state-of-the-art solar panels.

**Climate Control:** Full air conditioning and modern fireplace.

**Security:** Double-glazed security windows and video entry system.

Living in La Capellanía means enjoying the peace of a prestigious residential area, just minutes away from the beach, the Reserva del Higuerón, and with easy access to the highway toward Málaga and the airport.

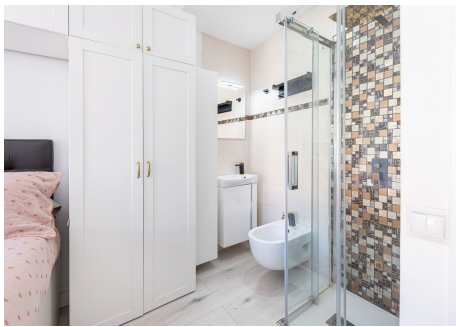


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