



## HOUSE 5 BEDROOMS 5.5 BATHROOMS IN LA CAPELLANIA

📍 La Capellania

REF# R5361724 €1,497,770

BEDS

5

BATHS

5.5

BUILT

321 m<sup>2</sup>

PLOT

565 m<sup>2</sup>

TERRACE

50 m<sup>2</sup>

Villa in La Capellanía | Panoramic Views and High-End Fixtures

This property, with a floor area of 294 m<sup>2</sup>, sits on a 565 m<sup>2</sup> plot in the upper part of the La Capellanía residential development in Benalmádena. Built in 2013 and maintained by its original owner, the property stands out for its south-west facing orientation, ensuring constant natural light and unobstructed views towards Fuengirola Bay, the Mediterranean and the African coast.

Layout and Connectivity

The property is arranged over three levels connected by an internal staircase and a low-maintenance private lift linking the living areas to the pool area.

Ground Floor: Living-dining room with a fireplace and a modern kitchen. The space opens onto a 40 m<sup>2</sup> main terrace protected by high-end electric awnings.

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Upper Floor: Four bedrooms and three bathrooms. The master suite features a 15 m<sup>2</sup> private terrace with views of the horizon.

Ground Floor (Leisure Level): Designed for independent use, it has direct access from the outside without passing through the main house. It houses a high-end kitchen with a wine cellar, a fifth bedroom with an en-suite bathroom and a social area equipped with a professional Basque-style barbecue.

## Infrastructure and Sustainability

The plot is fully landscaped with a paved finish for efficient maintenance. The outdoor area includes a heated saltwater swimming pool (9.50 m x 4.50 m) and a Basque pelota court.

The technical specifications are designed for efficiency and comfort:

Energy: Installation of photovoltaic panels and solar thermal panels for hot water. Large-capacity rainwater tank.

Climate control: Independent Airzone system per room and underfloor heating in all bathrooms.

Enclosures: Motorised security shutters and fly screens throughout the property.

Parking and Extension: Enclosed pergola with automatic gate for two vehicles. Original garage currently used as a gym, with the technical feasibility to cover the ramp and extend the entrance platform.

## Location and Amenities

Located a short walk from the shopping area (supermarket, pharmacy, restaurants) and public transport stops.

## Technical Specifications

Floor area: 294 m<sup>2</sup> built / 565 m<sup>2</sup> plot.

Bedrooms: 5.

Bathrooms: 5 full bathrooms and 1 toilet.

Key features: Lift, solar panels, heated saltwater swimming pool, professional barbecue and automated security system.

Available for private viewings by appointment.

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