

# BROMLEY ESTATES

*Marbella*



## HOUSE 2 BEDROOMS 2 BATHROOMS IN BENAHAVIS

📍 Benahavis

REF# R5423383 €1,190,000

BEDS

2

BATHS

2

BUILT

266 m<sup>2</sup>

PLOT

1363 m<sup>2</sup>

TERRACE

15 m<sup>2</sup>

### DETACHED VILLA IN PUERTO DEL ALMENDRO – BENAHAVÍS

Exclusive villa located in one of the most desirable residential areas of Benahavis. The property is situated within the prestigious Puerto del Almendro urbanisation, a gated community with 24-hour security and excellent access to Marbella, San Pedro de Alcántara and Puerto Banús.

#### Property Features:

- Plot size: 1,363.50 m<sup>2</sup>
- Built area: 266 m<sup>2</sup>
- Detached single-level villa (bungalow)
- Spacious living room with open-plan kitchen
- 2 very large bedrooms
- 2 bathrooms
- Large utility and storage room for washing machine, dryer and food storage

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- Possibility to extend to 3 bedrooms
- Modern windows
- Underfloor heating throughout the entire house
- Heated private swimming pool
- Double garage for 2 vehicles
- Alarm system
- Partial sea views and garden views
- Gated community with 24-hour security

## Condition:

The property is exceptionally well maintained and ready to move into immediately. No known defects or damages. No immediate investment is required.

## Additional Potential:

The villa offers the possibility of extending the property by approximately 100 m<sup>2</sup> of additional living space, making it an excellent opportunity for both end users and investors seeking future value appreciation.

## Highlights:

- Prime location in Puerto del Almendro, Benahavís
- Large private plot
- Heated swimming pool
- Underfloor heating throughout the property
- Modern windows
- Alarm system
- Double garage
- Partial sea views
- Gated community with 24/7 security
- Potential extension of approximately 100 m<sup>2</sup>
- Excellent condition
- Ready to move in

Only a few minutes from Marbella, San Pedro de Alcántara, Puerto Banús and several renowned golf courses.

An ideal family residence, holiday home or long-term investment in one of the most sought-after locations on the Costa del Sol.

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