



**Ref.-ID: MIBGR4584670**

**Benalmadena**

**Дом**

**Коммунальные: 600 EUR / год**

**ИБИ: 1,150 EUR / год**

**Мусор: 150 EUR / год**



**4**



**4.5**



**299 m2**



**650 m2**

In the heart of Benalmádena, a distinctive villa invites you into a realm of understated elegance and practical luxury. Boasting over 300sqm of covered space on a generous 950sqm plot, this two-story residence stands as a testament to refined living. Upon entering, an expansive hall seamlessly connects the garage, dining area, and two bedrooms, including the master suite. The southeast orientation of the bedrooms ensures a daily spectacle—the mesmerizing sunrise over the sea. The master bedroom, adorned with an en-suite bathroom and double sinks, reveals a thoughtful touch with a spacious walk-in closet and a comfortable sitting/reading area overlooking sea, garden, and pool views. The dining area, positioned as the central hub, introduces a vintage-style kitchen delicately separated by a wooden frame. This subtle division allows the air and the gentle sounds of a Moorish fountain to add an element of serenity. The result is a captivating backdrop of panoramic sea views. The formal dining and living room, unfolds with ample space for a large sitting area and a fireplace. The highlight is the captivating sea views that complete this space. A guest toilet discreetly complements this level. Ascending to the upper level, a cozier ambiance unfolds. An office with an ample terrace, sheltered by a pergola, beckons for moments of contemplation. This terrace seamlessly connects to a secondary living room featuring wooden beams, a fireplace, a chaise-long facing a large flat TV, a piano, and extensive sea views—an ideal retreat for winter afternoons. A large bedroom adjacent to this area adds to the upper-level charm, complemented by a well-appointed bathroom. Outdoors, the options are plentiful—access the area through flat alleys bordered by fruit trees on the sides of the house, or by a staircase beside the main terrace. The lower level unveils a 10 x 5 m pool surrounded by a tiled area, a BBQ space under a pergola, and a practical guest apartment with a kitchenette and bathroom, doubling as an outdoor escape. Beyond its aesthetic appeal, the villa embraces eco-friendly living with photovoltaic solar panels, ensuring minimal utility bills. Smooth walls and handcrafted terracotta slabs enhance the authentic charm of the space. Describing this villa is a modest attempt to convey its allure; however, words can only scratch the surface. As a seasoned expert in Benalmádena's villa market, I encourage you to witness the charm firsthand. This property isn't just a house; it's a sensible investment in a lifestyle that appreciates over time. Don't miss the chance to make this distinctive villa yours—schedule a viewing now and step into a world of refined comfort. Your ideal home awaits.

**Расположение**

- ✓ Город
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Близко к школам
- ✓ Урбанизация

**ОРИЕНТАЦИЯ**

- ✓ Юго-восток
- ✓ Юг

**Состояние**

- ✓ Отличное
- ✓ Недавно отремонтированная
- ✓ Недавно отделанная

**бассейн**

- ✓ Приватный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Центральное отопление
- ✓ Камин

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Лес

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Апартаменты для гостей
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Размещение персонала
- ✓ Оптическое волокно

**Мебель**

- ✓ По желанию

**Кухня**

- ✓ Кухня-зал

**Сад**

- ✓ Простой в уходе

**меры безопасности**

- ✓ Домофон
- ✓ Сигнализация

**Парковка**

- ✓ Гараж
- ✓ С навесом
- ✓ Более чем один

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Телефон
- ✓ Фотоэлектрические солнечные панели

**Категория**

- ✓ Инвестиции
- ✓ Элитная