

## Sales - House - Benalmadena

**950.000€**



**Ref.-ID: R5106979**

**Benalmadena**

**Community: 1,104 EUR / year   IBI: 2,150 EUR / year**

**Rubbish: 276 EUR / year**



**3**



**3**



**227 m<sup>2</sup>**



**1650 m<sup>2</sup>**

Exclusive detached villa of 247 m<sup>2</sup> built on a 1650 m<sup>2</sup> plot, in La Capellania, Benalmádena. Distributed on a single floor, this home stands out for its functionality and comfort, ideal for families or people with reduced mobility. It features: 3 spacious bedrooms 3 bathrooms Semi-open kitchen with pantry Laundry room Living-dining room with direct access to the terrace and garden Large basement The south-facing orientation guarantees natural light throughout the day and a pleasant temperature year-round. The surroundings, with fruit trees and gardens, offer tranquility, privacy, and a connection with nature. It also has an open parking area with space for 7 vehicles and a covered garage for 1 large car or 2 small cars. Fiber optic security camera system throughout the property, automatic irrigation, and an electric vehicle charging point. The property is equipped with a high-efficiency solar energy system, consisting of: 14 solar panels of 450 W each (6,300 W total power) 1 Fronius three-phase inverter 1 bank of four 54 Ah lithium batteries Estimated annual production: 6,500-7,000 kWh

**Orientation**

✓ South

**Condition**

✓ Good

**Pool**

✓ Private

**Climate Control**

✓ Air Conditioning  
✓ Fireplace

**Views**

✓ Garden  
✓ Pool

**Features**

✓ Covered Terrace  
✓ Fitted Wardrobes  
✓ Private Terrace  
✓ Solarium  
✓ WiFi  
✓ Storage Room  
✓ Utility Room  
✓ Ensuite Bathroom  
✓ Access for people with reduced mobility  
✓ Double Glazing  
✓ Near Mosque  
✓ Basement  
✓ Fiber Optic

**Furniture**

✓ Fully Furnished

**Kitchen**

✓ Fully Fitted

**Garden**

✓ Private

**Security**

✓ Electric Blinds  
✓ Alarm System

**Parking**

✓ Garage  
✓ Covered  
✓ More Than One  
✓ Private  
✓ EV charge point

**Utilities**

✓ Electricity  
✓ Drinkable Water  
✓ Photovoltaic solar panels  
✓ Solar water heating

**Category**

✓ Distressed  
✓ Holiday Homes  
✓ Luxury  
✓ Contemporary