

**Sales - House - Benalmadena Pueblo**  
**1.350.000€**



**Ref.-ID: R5147149**

**Benalmadena Pueblo**

**House**

**IBI: 1,637 EUR / year**

**Rubbish: 290 EUR / year**



**5**



**3.5**



**277 m2**



**1440 m2**

Nestled in an exceptional location that perfectly marries tranquil countryside living with the convenience of village life, this charming Andalusian-style villa is a true gem. Situated on a raised point with a serene, elevated position, the property offers stunning sea views towards Fuengirola, with the potential for panoramic views from various vantage points. The lush, mature trees and beautifully maintained bushes envelop the home, providing both privacy and a timeless character that is truly captivating. On entering the villa, you are greeted by a welcoming hallway that sets a tone of classic elegance. This space leads to the heart of the home, a large and spacious lounge centered around a charming fireplace, perfect for cozy evenings. The lounge provides access to two distinct terraces: one leading directly to the inviting swimming pool area, and the other featuring several intimate seating zones, all benefiting from the spectacular sea views. Adjacent to the lounge is a dedicated dining area, ideal for hosting guests. From here, a staircase ascends to a unique tower space, currently used as a private office, but with the flexibility to be converted into an additional bedroom. This tower room is a highlight, boasting a private balcony and multiple windows that frame beautiful, far-reaching vistas. Back in the main hallway, you will find a bright and spacious kitchen, complete with a dedicated breakfast area that exudes rustic Andalusian charm. Practicality is key here, with a laundry area located just off the kitchen and a convenient external entrance for easy grocery access. Just outside this entrance, a spacious area awaits for al fresco breakfast or dining. The main level also houses the private quarters. A guest toilet is conveniently located off the hallway, followed by two well-proportioned guest bedrooms. One of these is exceptionally spacious and provides direct access to a lovely outdoor patio. The hallway also connects to a guest bathroom. The master bedroom is a generous retreat, featuring a dedicated wardrobe area and an exceptionally large adjoining bathroom, complete with both a luxurious bathtub and a separate shower. The outdoor spaces are a defining feature of this home. In addition to the main terraces, the property is a mosaic of charming areas that invite relaxation and enjoyment. The pool area is a tranquil oasis, and the mature landscaping creates a peaceful and private ambiance. A significant highlight is the expansive, flat outdoor area, offering endless possibilities for creating a sprawling lawn, cultivating a vibrant fruit orchard, or establishing a productive vegetable garden. The property also features a separate one-bedroom guest apartment, complete with its own kitchen, bathroom, and a private terrace that shares the same beautiful views towards Fuengirola. Practical considerations are well catered for with a garage and a carport with space for three cars, offering ample off-road parking. This detached villa is an exceptional find, offering a tranquil sanctuary with the practicality of being just a short walking distance from the charming Benalmádena Village. It's a perfect family home for those seeking a unique blend of character, comfort, and convenience. DEED: Total Built Area 257m2, Garage of 20m2, Land :1200m2, Year of Build: 1970, Aprox fees IBI :1637€ per year – Basura 290€ per year – Community 0€ per month CEE:Energy Consumption Rating & CO2 Emissions Rating Pending The stated data is merely informative and has no contractual value. These details may be subject to errors, price changes, omissions, availability and/or withdrawal from the market without prior notice. The indicated price does not include the expenses inherent to the purchase of real estate according to current laws (ITP or VAT, notary expenses, registry expenses, conveyancing etc)

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Village</li><li>✓ Close To Golf</li><li>✓ Close To Shops</li><li>✓ Close To Schools</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ North</li><li>✓ North East</li><li>✓ East</li><li>✓ South East</li><li>✓ South</li><li>✓ South West</li><li>✓ West</li><li>✓ North West</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>                                             | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Fireplace</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Country</li><li>✓ Panoramic</li><li>✓ Pool</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ WiFi</li><li>✓ Guest Apartment</li><li>✓ Guest House</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Barbeque</li><li>✓ Staff Accommodation</li><li>✓ Near Church</li></ul> |
| <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>                                                                        | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>                                                                                                                                      | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li><li>✓ Covered</li><li>✓ More Than One</li></ul> | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li></ul>                        | <b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>                                                                   |                                                                                                                                                                                                                                                                                                                                                                                |