

Sales - House - Benalmadena  
**1.090.000€**

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Ref.-ID: R5036290

Benalmadena

House

IBI: 905 EUR / year

Rubbish: 90 EUR / year



4



5



369 m2



472 m2

Imagine waking up every day to breathtaking Mediterranean views, enjoying year-round sunshine, and living in a home designed to offer maximum comfort and efficiency. This stunning villa in Arroyo de la Miel, Benalmádena, combines elegance, cutting-edge technology, and an excellent investment opportunity. **UNBEATABLE LOCATION:** \* Just 8 minutes from the beach and 5 minutes from Benalmádena Pueblo. \* Easy access to the highway, only 13 minutes from the airport, and 20 minutes from downtown Málaga and the AVE high-speed train station. \* Only minutes from the commuter train station, supermarkets, schools, and all essential services. \* A peaceful and exclusive area, with the convenience of having everything nearby. **A HOME DESIGNED FOR YOUR WELL-BEING:** \* Main residence with 4 bedrooms and 4 full bathrooms + 1 guest toilet. Two fully equipped kitchens. \* Total energy efficiency: Energy certification A, 5600W photovoltaic system, underfloor heating on all floors, and aerothermal technology for heating and hot water. \* Overflow saltwater pool with LED multi-color lighting, counter-current swimming system, and water cannon. \* State-of-the-art climate control with individual air conditioning in each room and a heat recovery ventilation system, all controlled via smartphone. \* High-resistance windows, electric blinds, and superior thermal insulation for ultimate comfort. **Garage** for 3 cars and multiple motorcycles, with ample storage space. \* Advanced home automation (KNX): Control lighting, heating, blinds, and electricity consumption from your phone. **INVESTMENT OPPORTUNITY – TURN TWO FLOORS INTO INDEPENDENT APARTMENTS** In addition to being an extraordinary home, this property offers the chance to generate extra income: \* Office space convertible into an independent apartment (approx. 76 m²) with its own entrance. \* Pool-level floor with summer kitchen, storage room, and entertainment lounge, also adaptable into an independent apartment (approx. 80 m²). More than just a house, it's a lifestyle. Perfect for families seeking space, investors looking to capitalize on their purchase, or anyone dreaming of living in a paradise by the sea. Seize this opportunity! Contact us today and schedule your visit. Your new home on the Costa del Sol is waiting for you.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Town</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</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>✓ Cold A/C</li><li>✓ Central Heating</li><li>✓ Fireplace</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Panoramic</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Private Terrace</li><li>✓ WiFi</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Marble Flooring</li><li>✓ Barbeque</li><li>✓ Double Glazing</li><li>✓ Domotics</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Optional</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Alarm System</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li><li>✓ Covered</li><li>✓ More Than One</li><li>✓ Private</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Photovoltaic solar panels</li><li>✓ Solar water heating</li></ul>
<b>Category</b> <ul style="list-style-type: none"><li>✓ Investment</li></ul>					