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**Sales - House - Benalmadena**

**798.000€**

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**Ref.-ID: R5167072** **Benalmadena** **House**

**4** **4** **229 m2** **638 m2**

Are you one of those people who look for privacy and peace when they get home after a long day at work dealing with dozens of people? Then I may have something that could interest you in the exclusive area of La Capellanía, in the municipality of Benalmádena. Specifically, a property with a 638 m² plot and 229 m² built area, featuring 3 bedrooms, 3 bathrooms (main house), and an independent guest house with one more bedroom and bathroom. What stands out most about this beautiful property is the spacious living-dining room and sitting area, all on the same level, together with its large fully equipped kitchen and the abundance of natural light throughout the house, as well as the quality of the materials used, which can be appreciated in the finishes, windows, and flooring. Outside, you will find the perfect area to sit down and enjoy a good coffee while relaxing to the sound of birds singing and reading your favourite book, surrounded by a sense of peace that only an area like La Capellanía can offer. In addition, around the house you will find different storage spaces and two larger rooms where you can let your imagination run free and adapt them to your needs, whether as a gym, leisure area, etc., not forgetting the spectacular and charming independent guest house, with air conditioning, a 100-litre electric water heater, a double bed, and a bathroom. And when the heat sets in, you also have a simple wooden pool outside, easy to maintain and perfect for cooling off while sunbathing. The sun shines on the property all day long thanks to the house's excellent orientation. By the way, how many cars do you have? I ask because you will enjoy private parking with space for 3 vehicles. Your car will also benefit from the fact that you are just 3 minutes from the motorway access and 5 minutes from the coast, with direct access to the popular Carvajal beach. Features: PVC windows with double glazing, air conditioning in both houses, solar panels with storage tank in the main house, and a 100 L electric water heater in the guest house. One of the key added values of this property is that the Community of Owners has approved the possibility of applying for and obtaining a HOLIDAY RENTAL LICENSE, opening up an excellent opportunity for both residential use and investment. This means that, in compliance with current regulations and subject to the corresponding procedures, the property may be used for tourist rental purposes, offering attractive potential returns in a high-demand area. P.S. You will find some AI-generated images, only so you can appreciate the property's potential. Contact me and let's arrange a viewing.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Fireplace

**Views**
- ✔ Mountain Views
- ✔ Garden Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Guest Apartment
- ✔ Guest House
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

**Furniture**
- ✔ Not Furnished