



Sales - House - Benalmadena Costa

1.288.000€

www.arbatestates.com

+34 606 84 36 45

+34 602 51 80 97

info@arbatestates.com



Ref.-ID: R5289838

IBI: 1,000 EUR / year

Benalmadena Costa

Rubbish: 140 EUR / year



6



3



357 m²

House



651 m²

DETACHED VILLA WITH GARDEN AND SWIMMING POOL IN PUERTO MARINA. Located in Benalmádena Costa, just a few minutes' walk from the iconic Puerto Marina, this magnificent detached villa offers the perfect balance between tranquility, privacy, and proximity to all amenities. It is set in a very quiet residential area with little traffic, yet literally everything is close by, including the beach, which is only a few minutes away on foot. The property sits on a 651 m² plot and offers a total of 357 m² built, comfortably distributed over just two floors. It features 6 spacious bedrooms and 3 bathrooms, highlighted by an impressive master bedroom of generous dimensions with an en-suite bathroom. Thanks to its design, the villa enjoys all orientations, ensuring natural light throughout the day. From the welcoming entrance, the home is surrounded by gardens and terraces, creating a warm and private environment. Outdoors, there is a large private swimming pool, a barbecue area, and a pleasant porch—ideal for enjoying the Mediterranean climate at any time of year. The villa was renovated in 2016, combining a classic style on the ground floor with a more modern touch on the upper floor. It is equipped with individual split air conditioning units in all rooms and heating via radiators, ensuring maximum comfort. Additional features include solar panels for hot water, an alarm system, a storage room, a garage and two spacious living rooms—perfect for large families or for those seeking space and versatility. An ideal property both as a permanent residence or a second home, located in one of the most sought-after areas of the Costa del Sol. A villa full of character, space, and an exceptional location. Do not hesitate to request a viewing with us and let yourself fall in love. In compliance with Decree 218/2005 of 11 October of the Regional Government of Andalusia, consumers are hereby informed that the published price does not include the costs associated with the sale: Property Transfer Tax (ITP), or Notary and Registry fees. The estate agency's fees are included in the price. Value-added services and multilingual assistance: For your peace of mind, you can count on the assistance and legal advice of our in-house solicitor throughout the purchase process. In addition, our team will assist you fluently in Spanish, French, Italian and English.

Setting	Orientation	Condition	Pool	Climate Control	Views
✓ Close To Port	✓ South East	✓ Excellent	✓ Private	✓ Air Conditioning	✓ Sea
✓ Close To Shops					✓ Garden
✓ Close To Sea					✓ Pool
✓ Close To Town					✓ Urban
✓ Close To Schools					✓ Street
Features	Furniture	Kitchen	Garden	Parking	Utilities
✓ Covered Terrace	✓ Fully Furnished	✓ Kitchen-Lounge	✓ Private	✓ Covered	✓ Electricity
✓ Fitted Wardrobes					✓ Drinkable Water
✓ Near Transport					✓ Telephone
✓ Private Terrace					✓ Solar water heating
✓ WiFi					
✓ Utility Room					
✓ Ensuite Bathroom					
✓ Double Glazing					
✓ Fiber Optic					