

Sales - House - Arroyo de la Miel  
**550.000€**

[www.arbatstates.com](http://www.arbatstates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R5356765

Arroyo de la Miel

House



2



3



154 m2



392 m2

Detached Villa with Sea Views and Pool in Benalmádena We present this excellent investment opportunity in the area of Arroyo de la Miel, Benalmádena. This detached villa stands out for its strategic location, its large private plot and an exceptional revaluation potential. Property Specifications On a plot of 392 m<sup>2</sup>, the house has 154 m<sup>2</sup> of construction, distributed to offer functionality and enjoyment of the environment: Views: Terrace with 360° panoramic view and unobstructed sea views. Exterior: Private pool and solarium area with independent outdoor toilet. Interior: Bright living room, 2 double bedrooms, 2 full bathrooms and large kitchen. Parking: Private space with capacity for three vehicles. Potential and Versatility Although the property requires an update, its structure allows a significant expansion. It is the ideal project to be transformed into a Mediterranean-style luxury residence or to be exploited as a high-profit tourist rental product. Strategic Location Located in a consolidated area, the property guarantees comfort and connectivity: Distance to the coast: 2,000 meters from the beach. Services: Proximity to hospitals, prestigious schools and commercial areas. Connections: Immediate access to the highway, located a few minutes from Malaga International Airport and the center of the capital. Request a visit to personally discover the potential of this property with character. In compliance with the decree of the Junta de Andalucía 218-2005 of October 11, customers are informed that the notary, registration and I. T. P. are not included in the price. We remind you that as a consumer you have the right to be informed and delivered the corresponding informative documentation, as the case may be, based on the provisions of Decree 218/05 of October 11 that regulates the Consumer Information Regulation in the purchase-sale and lease of homes in Andalusia.

- |  |  |   |  |  |  |
|--|--|---|--|--|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Village</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> </ul> | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ North</li> <li>✓ East</li> <li>✓ South</li> <li>✓ West</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Renovation Required</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>                                     | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Garden</li> <li>✓ Urban</li> </ul> | <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Solarium</li> <li>✓ Guest Apartment</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Barbeque</li> <li>✓ Courtesy Bus</li> </ul> |
| <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>   | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>   | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>               | <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul> | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Investment</li> </ul>  |  |