EK
ARBAT ESTATES

Sales - House - Benalmadena

1.350.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com











Ref.-ID: R5362723 **Benalmadena** **House**

6 **4** **600 m2** **965 m2**

We are pleased to present this impressive villa, ideally situated on the top of the hill in a highly sought-after urbanisation. Set on a generous 965m² plot with approximately 600m² of built space, this property offers both scale and comfort in a stunning setting. The villa welcomes you with an inviting entrance hall, leading into a spacious kitchen fitted with wooden base and wall units, integrated appliances, and a convenient breakfast area. The heart of the home is a large, bright, and airy open-plan lounge and dining area, complete with a real fireplace. Multiple windows and patio doors flood the space with natural light and open onto a spectacular terrace boasting breath-taking views. The terrace is partly covered and equipped with toldos, making it ideal for year-round use and perfect for al fresco dining and entertaining. On this main level, you will also find three generous double bedrooms, all featuring fitted wardrobes and direct access to the terrace, allowing each room to enjoy the same stunning outlook. The master bedroom benefits from an en-suite shower room with a corner walk-in shower. Two additional bathrooms are also located on this floor—one with a walk-in shower and the other with a large corner bathtub. The lower level offers excellent versatility, featuring a second lounge and a fully equipped kitchen. This space is wonderfully bright, with ample windows and direct access to a lower terrace via patio doors. There are also two further bedrooms and a bathroom fitted with a double vanity unit and a jacuzzi bath. Additional patio doors lead to a private courtyard and a further room, currently used as a sixth bedroom. Externally, the property continues to impress with a private swimming pool, a garage, and an additional room above the garage, presently used as a home gym. Please note that access to the property from street level involves several stairs. Expenses and taxes not included in the price. The purchase entails taxes and formalization costs for the buyer. As a guideline, it is reported that in second transfers the ITP in general in Andalusia is 7%, and there may be other tax rates depending on the personal circumstances of the buyer or other circumstances provided for by law. Taxable base of the tax is the higher of the purchase price, the appraisal or the cadastral reference value. As for the notary and registry expenses, if applicable, they usually range approx; between 1.5% and 3% (variable tariffs depending on price, number of copies and complexity). The buyer chooses a notary. If the buyer needs a mortgage: appraisal, conditions and bank costs will be according to the entity chosen by the buyer, as well as the management costs, and any other expenses inherent to the formalisation of the sale that legally correspond to the buyer, unless expressly agreed otherwise with the seller.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Games Room
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Garage

Utilities
- ✔ Electricity

Category
- ✔ Resale