EK
ARBAT ESTATES

**Sales - House - Benalmadena**

**899.000€**

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**Ref.-ID: R5452183**

**Benalmadena**

**House**

**IBI: 1,489 EUR / year**

**Rubbish: 285 EUR / year**

**4** **3** **264 m2** **756 m2**

This charming detached bungalow villa in Benalmádena offers a rare combination of an exceptional location, breathtaking panoramic sea views, and the opportunity to create a truly spectacular home. Set on a south-facing plot, the property enjoys sunshine throughout the day while overlooking the Mediterranean Sea. Designed entirely on one level, the villa offers comfortable and practical living. Beneath the property is a spacious garage that could easily be converted into a self-contained guest apartment, home office, gym, or entertainment area, adding further value and flexibility. A significant part of the villa has already been renovated to a high standard. The spacious open-plan kitchen and living area forms the heart of the home and features a luxury bespoke kitchen, premium Cortizo aluminium windows, and completely renewed electrical wiring, plumbing and drainage systems. A stylish guest toilet has also been added at the entrance, creating a contemporary and welcoming living space that is ready to enjoy. The bedroom wing and bathrooms remain largely in their original condition, presenting an excellent opportunity for the new owner to redesign and finish these areas entirely to their own taste. Three of the four bedrooms already enjoy the same stunning panoramic sea views, providing the perfect foundation for creating an impressive master suite and luxurious guest accommodation. Outside, the property continues to offer enormous potential. The private swimming pool is already in place, while the surrounding terraces and gardens provide the perfect canvas for creating an exceptional outdoor living environment. Thanks to the south-facing orientation, privacy and uninterrupted sea views, this space could become one of the villa's greatest highlights. The location is another major advantage. A park with a children's playground and basketball court is just a five-minute walk away. A supermarket and local café can be reached within ten minutes on foot, while a wider selection of restaurants and amenities is approximately fifteen minutes away. This allows you to enjoy a peaceful residential setting while having everyday conveniences within easy walking distance. An additional benefit is that the property is **not** part of a community of owners (HOA), offering greater freedom and making it particularly attractive for holiday rentals. Villas in this sought-after neighbourhood are in high demand thanks to their panoramic views, sunny orientation and excellent location. This is a unique opportunity to acquire a villa with a high-quality foundation and transform the remaining spaces into a bespoke luxury home. A property that combines outstanding views, an excellent location and exceptional potential in one of Benalmádena's most desirable residential areas.