EK
ARBAT ESTATES

Sales - House - Torrequebrada

1.450.000€

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











Ref.-ID: R5498362 **Torrequebrada** **House**

5 **4** **410 m2** **662 m2**

Exclusive Villa in Torrequebrada with Panoramic Views, a Private Saltwater Pool and Two-Living-Area Potential Set in a peaceful cul-de-sac in Torrequebrada, one of Benalmádena's most sought-after residential areas, this villa combines sweeping Mediterranean and mountain views with a private saltwater pool and exceptional flexibility. Colegio Maravillas is just a five-minute walk away along a safe route, while several international schools are around five minutes away by car. The property borders the Al-Baytar park project, which is already under development and is planned to include green spaces and areas for recreation and sport. There are currently no houses directly in front of the villa; the adjoining land forms part of the park area. The panoramic views stretch across the sea towards Benalmádena, Arroyo de la Miel, the mountains and, on clear days, as far as the Sierra Nevada. Recently painted throughout, the villa features parquet and marble flooring, with individually controlled air conditioning and heating in every room. The main floor offers a spacious living room with a wood-burning fireplace and fan-assisted heat distribution, a large fully fitted kitchen, a laundry room, an additional sitting room or office, three generous bedrooms, two bathrooms and a guest toilet. The principal bedroom has a large en-suite bathroom with a Jacuzzi bath and separate shower. All bedrooms have substantial fitted wardrobes. The lower floor has its own entrance and can function as a self-contained apartment, making it ideal for extended family, adult children, guests or potential rental use. It is currently connected to the main floor by an internal staircase, which could be closed off. This level includes a living room with a fireplace that provides warm air and ambient LED lighting, two spacious bedrooms, a bathroom, a new fully fitted kitchen and a private gym. Outside, the private garden surrounds a saltwater pool with a new pump. Solar panels and battery storage are installed under an OTOVO rental agreement. The property also has a separate new hot-water system combining solar energy with electric backup. A large garage accommodates two cars, with additional parking for four to five vehicles on the property. Both private and public hospitals are approximately five minutes away by car. Shops, restaurants, beaches and golf courses are within easy reach, while Málaga Airport is around 15 minutes away and Málaga city around 20 minutes away. Key features: - Five bedrooms, three bathrooms and a guest toilet - Two living rooms, additional sitting room or office, gym and laundry room - Panoramic views of the Mediterranean, Benalmádena, the mountains and Sierra Nevada - Peaceful cul-de-sac with no through traffic - Borders the Al-Baytar park project, with no houses directly in front - Potential for two separate living areas; lower floor with its own entrance - Private garden and saltwater pool with a new pump - New fully fitted kitchen on the lower floor - Individually controlled air conditioning and heating in every room - Two fireplaces, solar panels and battery storage - Large two-car garage plus additional parking - Five-minute walk to Colegio Maravillas - Around five minutes by car to international schools and both private and public hospitals Furniture, fittings and equipment may be purchased by separate agreement, offering the possibility of a straightforward, ready-to-move-in purchase.

Setting
- ✔ Close To Golf
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Gym
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Marble Flooring
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Domotics
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Safe

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Photovoltaic solar panels
- ✔ Solar water heating

Category
- ✔ Investment
- ✔ Luxury