EK
ARBAT ESTATES

## Sales - House - Benalmadena Costa

## 1.395.000€

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**Ref.-ID: R5526418** | **Benalmadena Costa** | **House**

**5** | **4** | **232 m2** | **1200 m2**

A Benalmádena Costa villa with the best sea views, a tourist licensed apartment and a studio of its own Some homes have a view. This one has a view you remember. From the moment you step onto the terrace, the panoramic sea opens up in front of you, with the mountains rising quietly behind the house. It sits among the best sea views in Benalmádena Costa, and you can enjoy it from the pool, the terraces and the living room every single day. Inside, the main house has been fully reformed to a very high standard. Three double bedrooms and two bathrooms, including a master bedroom with its own ensuite, give a family room to spread out. The modern open plan kitchen, with its granite breakfast bar, flows into the dining area and a bright living room with a TV wall and electric fire, so cooking, eating and relaxing all happen together. A separate laundry room with washer and dryer keeps everyday life simple. Every bedroom has fitted wardrobes, and new air conditioning units, installed two years ago, keep the whole property comfortable all year round. A brand new boiler, replaced this year, adds extra peace of mind. What makes this villa truly different is what sits alongside it. A 1 bed apartment with its own private entrance and terraces stands completely independent from the main house. It holds a tourist licence, so it can earn income from day one, or welcome family and friends in total privacy. A separate studio with its own ensuite gives you a home office, a creative space or guest quarters, without sharing a single room with the house. Outside, life moves to the pool, the outdoor dining area and the built in outdoor bar, made for long Costa del Sol evenings. There is a large, level lawn, a sunny roof terrace and a garage too. And the location makes it all easy. The beach is within walking distance, and so are Avenida de las Palmeras, a local Mercadona, health centres, pharmacies, bars, restaurants and several supermarkets. You are on all the main bus routes, with tennis and paddle clubs and local parks close by. Everything is completely legal: the whole property comes with a full licence of occupation. Whether you picture a stunning family home or a property that pays its way from the very first day, this exquisite villa offers both. Built: approx. 232 m² (per registry, including annex and garage) | Plot: 1,100 m²

**Setting**
- ✔ Commercial Area
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views
- ✔ Mountain Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Paddle Tennis
- ✔ Guest Apartment
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Near Church

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Garage
- ✔ Street Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale