



## Fristående villa till salu i Benalmádena, Benalmádena

1 090 000 €

Referens: R5036290   Sovrum: 4   Badrum: 5   Komplot: 472m<sup>2</sup>   Bygga: 369m<sup>2</sup>





## Costa del Sol, Benalmádena

Imagine waking up every day to breathtaking Mediterranean views, enjoying year-round sunshine, and living in a home designed to offer maximum comfort and efficiency. This stunning villa in Arroyo de la Miel, Benalmádena, combines elegance, cutting-edge technology, and an excellent investment opportunity. **UNBEATABLE LOCATION:** \* Just 8 minutes from the beach and 5 minutes from Benalmádena Pueblo. \* Easy access to the highway, only 13 minutes from the airport, and 20 minutes from downtown Málaga and the AVE high-speed train station. \* Only minutes from the commuter train station, supermarkets, schools, and all essential services. \* A peaceful and exclusive area, with the convenience of having everything nearby. **A HOME DESIGNED FOR YOUR WELL-BEING:** \* Main residence with 4 bedrooms and 4 full bathrooms + 1 guest toilet. Two fully equipped kitchens. \* Total energy efficiency: Energy certification A, 5600W photovoltaic system, underfloor heating on all floors, and aerothermal technology for heating and hot water. \* Overflow saltwater pool with LED multi-color lighting, counter-current swimming system, and water cannon. \* State-of-the-art climate control with individual air conditioning in each room and a heat recovery ventilation system, all controlled via smartphone. \* High-resistance windows, electric blinds, and superior thermal insulation for ultimate comfort. \* \* \* \* \* Garage for 3 cars and multiple motorcycles, with ample storage space. \* Advanced home automation (KNX): Control lighting, heating, blinds, and electricity consumption from your phone. **INVESTMENT OPPORTUNITY – TURN TWO FLOORS INTO INDEPENDENT APARTMENTS** In addition to being an extraordinary home, this property offers the chance to generate extra income: \* Office space convertible into an independent apartment (approx. 76 m<sup>2</sup>) with its own entrance. \* Pool-level floor with summer kitchen, storage room, and entertainment lounge, also adaptable into an independent apartment (approx. 80 m<sup>2</sup>). More than just a house, it's a lifestyle. Perfect for families seeking space, investors looking to capitalize on their purchase, or anyone dreaming of living in a paradise by the sea. Seize this opportunity! Contact us today and schedule your visit. Your new home on the Costa del Sol is waiting for you.



## Funktioner:

<b>Drag</b> Privat terrass Förråd Badrum Marmorgolv Dubbelglas Wifi Förråd Grilla Domotik	<b>Orientering</b> Söder	<b>Klimatkontroll</b> Luftkonditionering Kall A/C Öppen spis Centralvärme
<b>Åsikter</b> Hav Fjäll Panorama	<b>Miljö</b> Nära staden	<b>Skick</b> Bra
<b>Slå samman</b> Privat <b>Säkerhet</b> Larmsystem	<b>Möbler</b> Frivillig <b>Parkering</b> Garage Privat Täckt Mer än en <b>Energikärl</b> A	<b>Kök</b> Fullmonterad <b>Verktyg</b> Elektricitet Dricksvatten Fotovoltaiska solpaneler Soluppvärmning <b>CO2 -utsläppsgradering</b> A
<b>Kategori</b> Investering		