

## Villa for sale in Benalmadena, Costa del Sol

3 Bedrooms | 5 Bathrooms | 235 m<sup>2</sup> Interior | 80 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 870 IBI | € 80 Rubish tax | € 1,128 Community fees



### Property Description

□ 235 m<sup>2</sup> built + 80 m<sup>2</sup> enclosed terrace | 591 m<sup>2</sup> plot | Private pool | Views of the Bay of Fuengirola  
□

Discover this spectacular detached villa, a true gem of design and comfort in the exclusive Higuero area of Benalmádena. Completely renovated in 2017, this property combines spacious interiors, high-quality finishes, and a privileged location, just 1 km from Carvajal Beach.

???? Villa Layout:

Main Floor:

- Modern open-plan kitchen, fully equipped.
- Spacious living room with a built-in fireplace.
- Office (which can be converted into a third bedroom).
- Guest toilet.
- Bedroom with an en-suite bathroom.

**Upper Floor:**

□ Master suite of 56 m<sup>2</sup> with a stylish en-suite bathroom and mirror-effect ceiling.

**???? Outdoor Spaces:**

- ✓ Private pool with shower.
- ✓ Chill-out area with pergola, sun loungers, and a decorative fountain.
- ✓ Enclosed terrace with Lumon glass, perfect for year-round use.
- ✓ Barbecue area with toilet and storage room.
- ✓ Closed garage and covered parking area.

**???? Extras & Features:**

- ✓ Central air conditioning + individual units in bedrooms.
- ✓ 22 solar panels for maximum energy efficiency.
- ✓ 6,000-liter water storage tank.

**???? Prime Location:**

???? Situated in Higuera, one of the most sought-after areas on the Costa del Sol.

???? Just minutes from the Higuera Shopping Center (Carrefour, pharmacy, restaurants, and shops).

???? Only 1 km from Carvajal Beach.

???? Quick access to the A7, excellent connections to Málaga and Marbella.

???? Quiet and secure area, ideal for living or investment.

**???? Costs:**

???? IBI (Property Tax): €870/year.

???? Community Fees: €92,5/month.

???? Contact us for more information and a private viewing!

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