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BENALMADENA COSTA

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
6	---	493	100	1 055

VILLA W BENALMADENA COSTA

Discover Your Dream Villa for Sale in Benalmádena Costa Discover a truly exceptional **villa for sale in Benalmádena Costa** with this impressive property, offering a rare combination of unbeatable location, generous living space, and stunning sea views. Finding a villa in such a central area is a unique opportunity, as most are located further away from the beach and the heart of the town. Unbeatable Location and Convenience This magnificent villa is strategically situated on a generous 1055m² plot, just moments from the main avenue in the central area of Benalmádena Costa. Everything you need is within easy reach: a short stroll takes you to a wide array of shops, restaurants, and the beautiful beach. The location is truly one of a kind, as villas in this highly sought-after area are notoriously difficult to find. For added convenience, the property is a 15-minute walk from the town center of Arroyo and the train station, making it a special opportunity in the current market. Spacious Living and Flexible Accommodation Built in 2001, this substantial villa boasts a total of six generously sized bedrooms , one of which being a separate annex studio, providing ample space for a large family or for use as a perhaps as holiday rental. This being its current activity with an existing license. The entrance features a large front garden and parking area. Stepping inside, you are greeted by a welcoming porch that leads to a very spacious 50m² lounge. From here, a sliding door opens to a breakfast area and a well-sized, fully fitted kitchen. The lounge also connects to a large terrace with a BBQ, perfect for outdoor dining, which leads down to the garden and swimming pool area. From these terraces, you can enjoy lovely partial sea views. Adjacent to the lounge, you will find a large bedroom (which could also serve as a dining area or office) and a convenient cloakroom. A Multitude of Rooms on Multiple Levels Upper Level: The staircase from the main level leads to a hallway connecting to the master suite and three additional guest bedrooms, plus a guest bathroom. All bedrooms have access to terraces, and the two south-facing rooms, including the master bedroom, share a large terrace with wonderful **sea views**. The master suite is exceptionally spacious, featuring a sitting area, a walk-in closet with extensive storage, and an ensuite bathroom with both a bathtub and a shower. Lower Level:Descending to the lower level, you will find another large room used as a lounge, a utility room, a large storeroom, and a cinema room with a bar area. This level also includes a studio suite with its own independent access from outside, originally a garage, offering excellent flexibility. In summary, this is a very large and versatile villa for sale in Benalmádena Costa located in the most central area, offering walking access to all amenities and the beach. Its generous size, multiple rooms, and coveted location with sea views make it an ideal choice for a large family home or a lucrative holiday let. DEED: Total Built Area 493,40m2 and useable space 389,15m2, Year of Build: 2001, Aprox fees IBI :2643,11€ per year - Basura 290€ per year - Community 0€ per month (includes water) / CEE:Energy Consumption Rating E (144.31 kWh/m2/year) CO2 Emissions Rating E (31.15 kgCO2/m2/year). The stated data is merely informative and has no contractual value. These details may be subject to errors, price changes, omissions, availability and/or withdrawal from the market without prior notice. The indicated price does not include the expenses inherent to the purchase of real estate according to current laws (ITP or VAT, notary expenses, registry expenses, conveyancing etc)

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