

Sales - House - Benalmadena Costa 799.000€ www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com



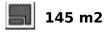
Ref.-ID: R4975201

IBI: 887 EUR / year



3







653 m2

A luxury retreat in Benalmádena. Wake up every day to the Mediterranean breeze and the comfort of living in a luxury villa, where modernity and tranquility merge. Located on Calle Duende, in Benalmádena, this single-storey home, renovated in 2022, is designed for those seeking well-being and quality of life. This villa has been renovated with highquality materials and state-of-the-art technology. It has three spacious bedrooms with air conditioning, a bright open living room and a modern kitchen, which create a cozy and functional space. The master bedroom with en-suite bathroom offers privacy, while the second full bathroom guarantees comfort for the whole family, all of this is complemented by a large 15 m2 space with a window and independent door that can be used as you like. The exterior is a private oasis. Its garden with automated irrigation makes maintenance easy, while the barbecue area and wooden pergola are perfect for unforgettable gatherings. The private pool invites you to relax, and the large parking lot with automatic door has space for six or more cars. This villa not only stands out for its beauty and location, but also for its energy efficiency and comfort: geothermal energy for hot water, water softener and ionizer, electric shutters and Climalit PVC windows for optimal thermal and acoustic insulation. Located in a small, quiet urbanization, it offers absolute privacy, being only 475 meters from the beach and the Port of Benalmádena. Surrounded by restaurants, shops and leisure areas, it has excellent connections to Malaga and the Costa del Sol, as well as supermarkets, schools and medical centers nearby, guaranteeing maximum comfort. [] It is not just a house, it is a lifestyle. Come and discover its magic.] In compliance with the R.D. of the Junta de Andalucía 218/2005 of October 11, which approves the regulation Document (D. I. A.). The purchase and sale ond rental of homes in Andalusia, the client is informed that in our office they have at their disposal the Abbreviated Information Do

Condition Excellent	Pool Private	Climate Control	Features Covered Terrace Private Terrace Solarium Storage Room Barbeque	Furniture Fully Furnished	Kitchen Fully Fitted
Parking	Utilities				