

**Продажа - Дом - Benalmadena**  
**749.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R4418611**

**Benalmadena**

**Дом**

**Коммунальные: 312 EUR / год**

**ИБИ: 1,370 EUR / год**

**Мусор: 188 EUR / год**



**4**



**3.5**



**352 m2**



**653 m2**

A delightful 4 bedroom, 3.5 bathroom, south facing, detached villa within 300 metres of the centre of Benalmadena Pueblo with panoramic sea and mountain views. The property has been a family home for the last ten years but is now on the market due to the owners wishing to downsize. Mature plot with large barbeque area on the east side of the property with 8m x 4m heated pool. To the west is a large covered terrace and lawn area. A large variety of mature fruit trees, shrubs and palms surround the villa. Due to its orientation the house has sun all day. The property comprises of a large lounge/entrance hall in excess of 70m<sup>2</sup>, kitchen, dining room, guest toilet . Balcony to the front elevation. To this level there is also a bedroom with built in wardrobes and a shower room ensuite. A staircase of 7 steps takes you to a mezzanine level where there are 2 large bedrooms, with built in wardrobes, sharing a family bathroom. This level then leads to a large master suite in excess of 34m<sup>2</sup> comprising of a generous bedroom, dressing room and bathroom. There is a private garage below the property with level access which measures in excess of 130m<sup>2</sup> which can accommodate 3 to 4 cars and additionally motorcycles. It would also be possible to accommodate a large motorhome or caravan if the door was enlarged, as the ceiling is in excess of 3.25m high There is a TV room/office/storage room on this level. There is an additional, private off road parking space, Please note access to the property is via a number of steps, however when the property was built a lift shaft was built from the garage to the ground floor making it suitable for a disabled person if a lift were to be installed. Please note the community does not allow short term commercial rentals. Detached Villa, Benalmadena, Costa del Sol. 4 Bedrooms, 4 Bathrooms, Built 352 m<sup>2</sup>. Setting : Close To Shops, Close To Town, Close To Schools, Urbanisation. Orientation : South. Condition : Good. Pool : Private, Heated. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace. Views : Sea, Panoramic, Garden, Pool, Street. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Ensuite Bathroom, Wood Flooring, Near Church, Basement, Fiber Optic. Furniture : Optional. Kitchen : Fully Fitted. Garden : Private, Landscaped. Security : Alarm System, Safe. Parking : Garage, Covered, More Than One, Private. Utilities : Electricity, Telephone. Category : Resale.

#### Расположение

- ✓ Город
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Урбанизация

#### Особенности

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Деревянные полы
- ✓ Барбекю
- ✓ Возле церкви
- ✓ Подвал
- ✓ Оптическое волокно

#### Коммунальные услуги

- ✓ Электричество
- ✓ Телефон

#### ОРИЕНТАЦИЯ

- ✓ Восток
- ✓ Юг
- ✓ Запад

#### Мебель

- ✓ По желанию

#### Категория

- ✓ Элитная
- ✓ Перепродажа

#### Состояние

- ✓ Хорошее

#### Кухня

- ✓ Полностью оборудованная

#### бассейн

- ✓ Приватный
- ✓ С подогревом

#### Сад

- ✓ Приватный
- ✓ Ландшафтный дизайн
- ✓ Простой в уходе

#### Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Камин

#### меры безопасности

- ✓ Сигнализация
- ✓ Сейф

#### ВИД

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Улица

#### Парковка

- ✓ Гараж
- ✓ С навесом
- ✓ Более чем один
- ✓ Приватная