



## Detached Villa in Benalmadena

Benalmadena

**€ 1.199.000**

Estate type:	<b>villa</b>	Area:	<b>243 m2</b>
Terrace:	<b>0 m2</b>	Number of bathrooms:	<b>4</b>
Number of bedrooms:	<b>4</b>	Garage:	<b>Yes</b>
Pool:	<b>Yes</b>	Plot:	<b>—</b>
Air conditioning:	<b>Yes</b>	Television:	<b>No</b>
Close to golf courses:	<b>Yes</b>	Wi-Fi:	<b>No</b>

## Luxurious Villa with Guest House and Pool in La Capellanía, Benalmádena

Discover this exceptional south-facing villa nestled in a tranquil, privately gated cul-de-sac in La Capellanía, perfectly positioned within walking distance of Higuerón Commercial Centre and local amenities.

### Main Residence & Living Spaces

The elegant main house spans 243 m<sup>2</sup> and features three generously proportioned en-suite bedrooms, including a luxurious master suite with walk-in wardrobe and direct terrace access. The open-plan living areas comprise a spacious living room and modern kitchen, both seamlessly connecting to expansive terraces ideal for entertaining. Recent renovations include premium new exterior doors and windows throughout.

### Smart Home & Climate Control

This property boasts sophisticated modern technology with a complete home automation system and comprehensive climate control featuring air conditioning and electric underfloor heating powered by solar panels. Complemented by battery storage and an EV charger, the villa ensures exceptional energy efficiency and minimal running costs.

### Outdoor Living & Entertainment

An impressive 1,312 m<sup>2</sup> private plot encompasses a stunning saltwater swimming pool with brand-new pump installation, manicured gardens, and exciting development potential. There is opportunity to construct a roof solarium or additional room with panoramic sea views, maximizing this prime location.

### Independent Guest House

A separate one-bedroom guest building with pre-installed plumbing and electrical systems awaits completion—perfect for guests, rental income, or a dedicated home office.

### Parking & Access

Exceptional parking provisions include a garage, covered parking for two vehicles, plus driveway space for 2-3 additional cars—rare in this sought-after area.



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