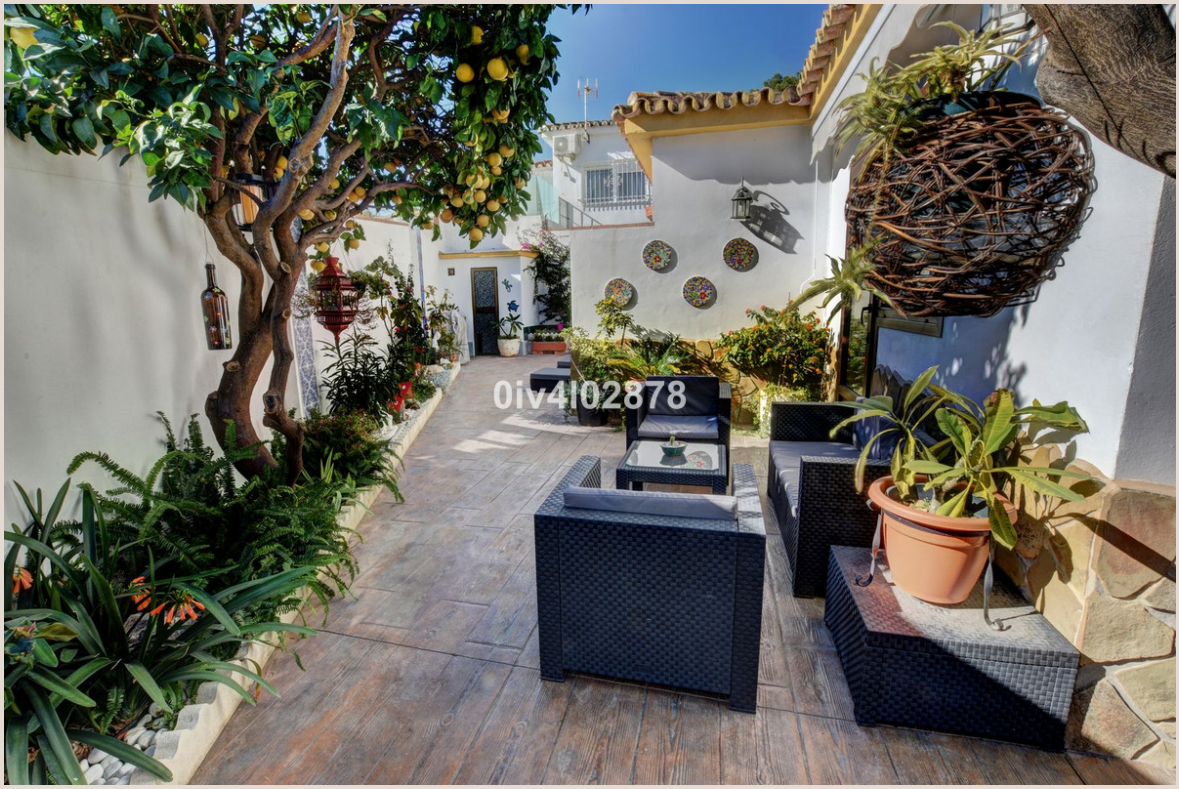
+34 604 489 646
info@luxury-realty.com
luxury-realty.com




BENALMADENA

# Villa in Benalmadena

619,000 €

REFERENCE R5237017

| 3 | 2 | 170 m² | 308 m² | 20 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |














# Description

Single-Level Villa with Sea Views in Veracruz, Arroyo de la Miel Situated in the highly desirable Veracruz neighborhood of Arroyo de la Miel, this detached villa presents a fantastic real estate opportunity. The property is perfectly positioned for those who value convenience, offering excellent connections to the motorway while remaining within comfortable walking distance of local shops, restaurants, and the town center. What truly sets this home apart is its single-level layout, offering a low-maintenance lifestyle with zero barriers, making it an ideal choice for anyone seeking accessibility without compromising on space or privacy. Upon entering the grounds, the property radiates authentic Andalusian charm.and the outdoor space is designed for enjoying the Mediterranean climate. To the left, a welcoming al fresco dining area wraps around the house leading to a sunbathing terrace that enjoys glorious afternoon sun, located adjacent to the private swimming pool and a convenient exterior shower room. On the right side of the entrance, a staircase leads up to the roof solarium. This elevated retreat features seating areas for relaxing and offers lovely panoramic views of both the sea and the mountains. Moving inside, the layout is practical and well-connected. The entrance hall serves as the central hub of the home. To the left, you will find a comfortable lounge that features direct access out to the southwest-facing terrace and pool area, creating a lovely flow between indoor and outdoor living. To the right of the hall is the independent kitchen which leads into a breakfast area, a unique space featuring a traditional pizza oven integrated into the wall. This area is highly functional, offering direct internal access to a large garage with a utility zone. From the garage, there is further access to the rear exterior of the house where additional storage rooms are located. The hallway continues straight from the entrance to the sleeping quarters. To the right, there is a spacious double bedroom complete with a dressing area and an ensuite bathroom. At the end of the hallway to the left, there is a versatile bedroom currently utilized as a home office. Finally, the hall leads to the master bedroom, which benefits from its own ensuite shower room. For year-round comfort, the property is equipped with fitted wardrobes in all rooms and air conditioning units for both heating and cooling in the bedrooms and lounge.Viewings are highly recommended !! DEED: Total Built area 90,69m2, Plot: aprox 308m2, Year of Build: 2012, Aprox fees IBI :903€ per year - Basura 190€ per year - Community Nil€ per month (no community for Veracruz) CEE:Energy Consumption Rating D (89,61 kWh/m2/year) CO2 Emissions Rating C (16,95 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) ■

# Details

| | | | |
|---|---|---|---|
| Reference | R5237017 | Property Type | Villa |
| Status | Sale | Price | 619,000 € |
| Bedrooms | 3 | Bathrooms | 2 |
| Build size | 170 m² | Plot Size | 308 m² |
| Terrace | 20 m² | Parking places | by request |

# Features

Pool, Air conditioning, Sea views, Mountain views, Private garden, Parking, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella