



**Property type :** Detached Villa

**Location :** Benalmadena Costa

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** garden

**Parking :** Open private parking

**House area :** 271 m<sup>2</sup>

**Plot area :** 729 m<sup>2</sup>

- ✓ Close to sea
- ✓ Fireplace
- ✓ Terrace
- ✓ Airconditioning

- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ White goods
- ✓ Barbecue

- ✓ Storage room
- ✓ Utility room
- ✓ Jacuzzi



Located fantastically close proximity to the marina in Benalmadena, this classical 4 bedroom family home is spacious and homely, offering all the creature comforts one is looking for in a permanent residence. However, not just a remodeled property in 2010, this is a property with a fantastic short term rental opportunity! With a proven track record of rental earnings up towards 90.000€ per year - paperwork is available on request), this property offers the best of both worlds.

Set in a quiet leafy street, with a private gated entrance leading into the driveway, this property opens up to reveal a sizeable entry leading to a private garage, all totalling parking space for 3 vehicles, and offering direct access to the gardens surrounding the swimming pool. The terraces stretch and curve around the property entirely, offering shaded areas to sit and relax in, as well as a large rear terrace offering an alfresco dining area and built in barbecue. Lush vegetation and trees spring out from the perimeter offering privacy all around.

Stepping inside the villa this opens up to reveal a stunning mezzanine style split level lounge - the first of two! This lounge plays hosts to a fantastic double height wooden ceiling that rises far above, creating an immense sense of air, space and light. On the higher level is the lounging area which is openly illuminated by huge glass sliding doors that lead out onto a terrace, itself offering a lounging area in the sun and overlooking the garden. On one side, taking centre stage, is a statement fireplace built into the wall and offering that comforting warmth in the winter months. On the other side of the room an elegant wooden staircase gently ascends up to the master bedroom.

This master bedrooms is quite something, with its immense ensuite bathroom, offering total privacy and the promise of rejuvenation by way of its oversized corner bathtub and jacuzzi, set back through a stately archway. Also featuring is a walk-in shower and polished vanity and sinks, all dressed in soft hued marble. This royal haven also offer a vast walk in closet with a plethora of storage space. Illuminated through a large amount of windows allowing natural light to flood in, this entire floor is extravagant in its simplistic chic manner.

On the ground floor there are a further 3 double bedrooms, each delicately furnished crisp shades of white accompanied by its own colour of choice- azure blue, bright red and soft pastel pink. All are warmly illuminated through windows that offer glimpses of the green perimeters and gardens outside and are accompanied by 3 bathrooms are beautifully laid out and spacious with walk in showers and sleek sink units with cupboard space.

A second living area can also be found on this floor which is again bright and airy, open with plenty of space and direct access to the terraces on the outside, the gardens and swimming pool. This large room could so easily be refashioned into a large double bedroom or even into two smaller guest rooms. Perfect for friends and family to stay over for a long weekend!

The kitchen is also on the main floor and is modern, sleek and chic. With wooden detail on the cupboards which stylishly matches the onyx colour of the backwash and marble fitted throughout and in keeping with the stainless steel appliances, extractor, fridge freezer and other details. Although lit by recessed lighting in the ceiling, swathes of natural light shine in through the lengthy kitchen window.

This property is a massive opportunity for the clever property buyer looking to not only use the property for family and friends but also interested in renting the home out on a short term basis - something which has proved to be incredibly lucrative to date, especially given this propertys superb location and its level of privacy.

