



**Property type :** Detached Villa

**Location :** Benalmadena

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Orientation :** South

**Parking :** Closed Garage

**House area :** 186 m<sup>2</sup>

**Plot area :** 531 m<sup>2</sup>

- ✓ Close to golf
- ✓ Utility room
- ✓ Furnished

- ✓ Fitted wardrobes
- ✓ Terrace
- ✓ Airconditioning

- ✓ Fireplace
- ✓ White goods



Spacious, well-maintained villa in prime central location!!

Welcome to this exquisite two-story villa, offering a perfect combination of elegance, space, and convenience. Designed for both comfort and functionality, this property boasts a thoughtfully arranged layout that caters to modern living while maintaining a sense of timeless charm.

#### Entrance Level:

Step into a grand entrance hall that immediately sets the tone with its impressive design and welcoming ambiance. The heart of the home features a well-appointed kitchen, perfect for culinary enthusiasts, alongside a bright and airy living room. This space seamlessly connects to the outdoors, opening to an expansive covered terrace overlooking a sparkling pool and outdoor areas ideal for entertaining or relaxation. Two generously sized bedrooms and a shared family bathroom are also located on this level, making it perfect for guests or multi-generational living.

#### Lower Level:

Descend the elegant marble staircase to the lower level, where you'll find two additional spacious bedrooms, providing privacy and tranquility. One of the bedrooms features an en-suite bathroom for added luxury, while a second bathroom on this floor ensures convenience for all residents.

#### Outdoor Space:

The villa's outdoor space is a true highlight, featuring a covered terrace of 21 m<sup>2</sup> + lots of uncovered m<sup>2</sup> that invites al fresco dining and gatherings, and a well-maintained and well-potitioned pool. Next to the pool, you'll find a small bar that needs some TLC. The different areas of terraces are both beautiful and practical. Outside, you can always find a spot of your own.

#### Prime Location:

Situated in a highly sought-after area, the villa offers the convenience of being within walking distance to a diverse array of shops, restaurants, and charming coffee bars. The nearby train station in Arroyo de la Miel provides excellent connectivity, making this an ideal location for both relaxation and accessing the wider region.

This villa offers a harmonious blend of style, space, and location, making it the perfect home for families or those seeking a vibrant and connected lifestyle.

#### Dimensions according to Nota Simple:

Upper floor: 136 m<sup>2</sup>

lower floor: 50 m<sup>2</sup>

Terrace: 21 m<sup>2</sup>

Garage: 30 m<sup>2</sup>

