

# Detached Villa in Benalmadena

Price **€ 766,000**

Bedrooms	3
Bathrooms	3
Build Size	225 m <sup>2</sup>
Plot Size	540 m <sup>2</sup>

## ORIENTATION

- ✓ South West

## CONDITION

- ✓ Good

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Sea

## FEATURES

- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room
- ✓ Wood Flooring
- ✓ Access for people with reduced mobility

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## UTILITIES

- ✓ Drinkable Water

Detached villa for sale in one of the most sought-after areas of the Costa del Sol, just a few meters from El Higuero, ideal for investors seeking immediate returns and appreciation.

The property boasts a 315 m<sup>2</sup> plot and 223 m<sup>2</sup> of living space, with an excellent southeast-west orientation that guarantees abundant natural light throughout the day.

Layout with great potential for development:

The house is divided into two independent floors, perfect for holiday or long-term rentals.

Main floor with a spacious living room, terrace with sea and mountain views, fully equipped kitchen, and master bedroom with ensuite bathroom.

Lower floor with 2 bedrooms, 2 bathrooms, and a second kitchen, ideal for independent use or for maximizing income. Attractive exterior for rental:

Private pool (approx. 35 m2)

Garden area

Perfect space for holiday tourism

Key points for investors:

- Rental registration number available
- Ready to operate (no renovations needed)
- High tourist demand area year-round
- Excellent transport links (1 minute from the highway)
- 50 meters from shops, services, and leisure facilities

Solar panels (reduced costs).

High, demonstrable profitability in holiday rentals or combined with long-term rentals.

Ideal for both pure investment and mixed use (enjoyment + income).

A property with great potential for appreciation in a strategic location.

For more information on estimated profitability or to schedule a viewing, please contact us.

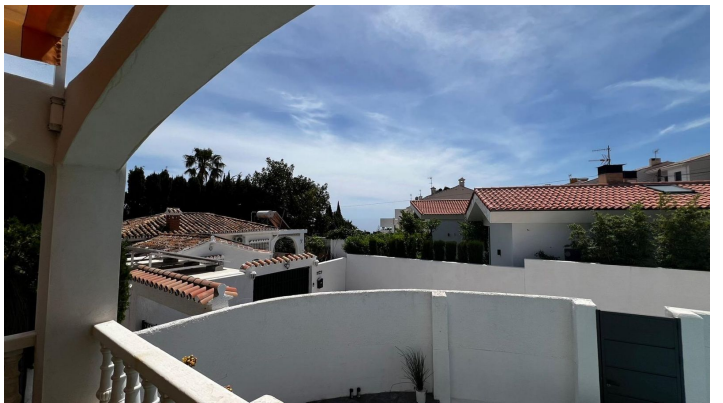
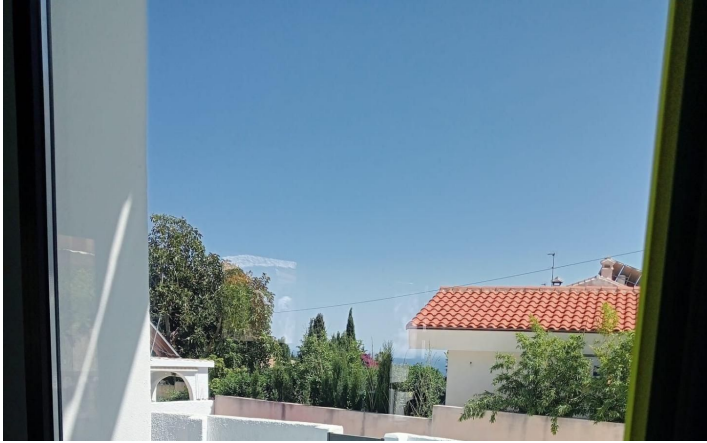
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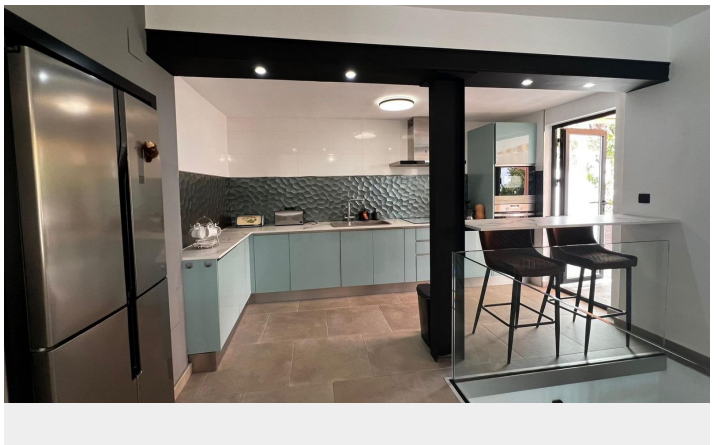
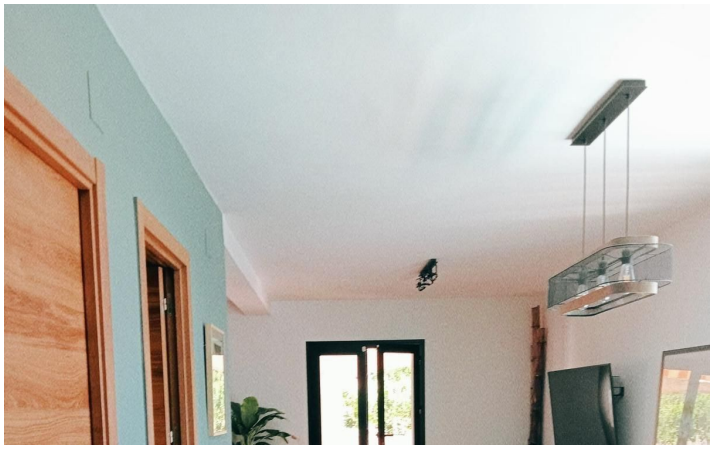
In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, please note that notary fees, registration fees, property transfer tax (ITP), and other expenses related to the sale are not included in the price.

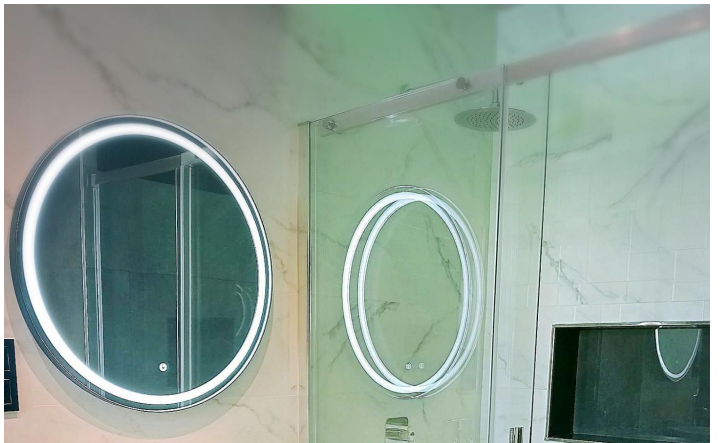
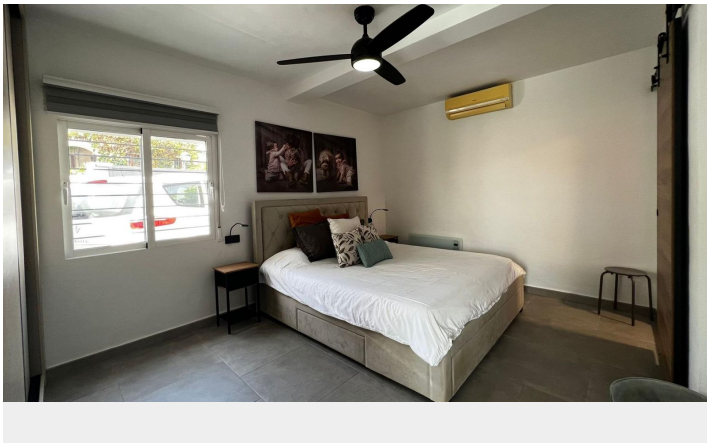
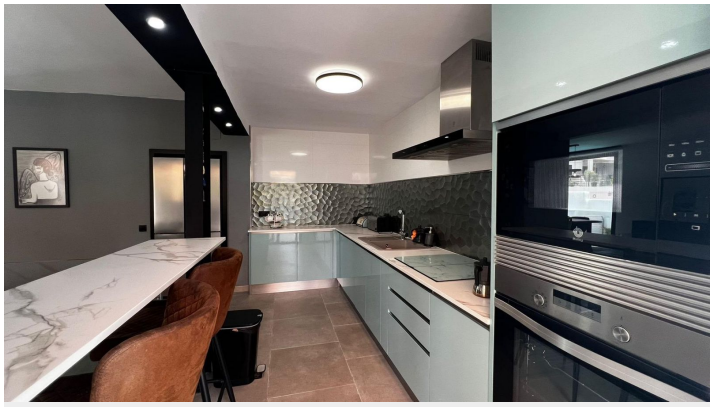
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