



# Detached Villa in La Capellania

Price **€ 1,497,770**

Bedrooms	5
Bathrooms	5.5
Build Size	321 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Plot Size	936 m <sup>2</sup>

## SETTING

- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

## ORIENTATION

- ✓ South
- ✓ South West

## CONDITION

- ✓ Good

## POOL

- ✓ Private
- ✓ Heated

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ Fireplace
- ✓ U/F/H Bathrooms

## FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Gym
- ✓ Games Room
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Basement
- ✓ Fiber Optic

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Easy Maintenance

## SECURITY

- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

## PARKING

- ✓ Underground
- ✓ More Than One
- ✓ Garage
- ✓ Private
- ✓ Covered

## UTILITIES

- ✓ Electricity
- ✓ Gas
- ✓ Drinkable Water
- ✓ Photovoltaic solar panels
- ✓ Telephone
- ✓ Solar water heating

## CATEGORY

- ✓ Holiday Homes
  - ✓ Luxury
  - ✓ Resale
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### Villa in La Capellanía | Panoramic Views and High-End Fixtures

This property, with a floor area of 294 m<sup>2</sup>, sits on a 565 m<sup>2</sup> plot in the upper part of the La Capellanía residential development in Benalmádena. Built in 2013 and maintained by its original owner, the property stands out for its south-west facing orientation, ensuring constant natural light and unobstructed views towards Fuengirola Bay, the Mediterranean and the African coast.

#### Layout and Connectivity

The property is arranged over three levels connected by an internal staircase and a low-maintenance private lift linking the living areas to the pool area.

Ground Floor: Living-dining room with a fireplace and a modern kitchen. The space opens onto a 40 m<sup>2</sup> main terrace protected by high-end electric awnings.

Upper Floor: Four bedrooms and three bathrooms. The master suite features a 15 m<sup>2</sup> private terrace with views of the horizon.

Ground Floor (Leisure Level): Designed for independent use, it has direct access from the outside without passing through the main house. It houses a high-end kitchen with a wine cellar, a fifth bedroom with an en-suite bathroom and a social area equipped with a professional Basque-style barbecue.

#### Infrastructure and Sustainability

The plot is fully landscaped with a paved finish for efficient maintenance. The outdoor area includes a heated saltwater swimming pool (9.50 m x 4.50 m) and a Basque pelota court.

The technical specifications are designed for efficiency and comfort:

Energy: Installation of photovoltaic panels and solar thermal panels for hot water. Large-capacity rainwater tank.

Climate control: Independent Airzone system per room and underfloor heating in all bathrooms.

Enclosures: Motorised security shutters and fly screens throughout the property.

Parking and Extension: Enclosed pergola with automatic gate for two vehicles. Original garage currently used as a gym, with the technical feasibility to cover the ramp and extend the entrance platform.

#### Location and Amenities

Located a short walk from the shopping area (supermarket, pharmacy, restaurants) and public transport stops.

## Technical Specifications

Floor area: 294 m<sup>2</sup> built / 565 m<sup>2</sup> plot.

Bedrooms: 5.

Bathrooms: 5 full bathrooms and 1 toilet.

Key features: Lift, solar panels, heated saltwater swimming pool, professional barbecue and automated security system.

Available for private viewings by appointment.

[View Property Online](#)

# GALLERY







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