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■■■■■ ■ Benalmadena

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M²: 303

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■■■■■■■■:SPECTACULAR AND MODERN VILLA WITH SEA VIEWS We are delighted to present this very special villa with its unique, modernist-inspired design, located in one of the most privileged and growing areas of the Costa del Sol, Benalmádena. With excellent connections to the rest of the province: •■ ■Just a 3-minute drive away, the A-7 motorway provides quick access to Malaga city, Marbella and the rest of the Costa del Sol. •■ ■The airport is only a 15-minute drive away. •■ ■And Malaga city is 20 minutes away. It also has a perfect location connected to the main shops, supermarkets (Carrefour, Supercor, Mercadona, etc.), gyms, hospitals (Vithas Xanit) and international schools such as The Benalmádena International College (5 mins by car), Colegio Internacional Torrequebrada (4 mins by car) and Novaschool Benalmádena (6 mins by car). The villa, with a floor area of 303m2, is distributed over 3 floors: •■ ■Main floor: upon entering the property, we access the main entrance through the gate. We are greeted by a large window that runs along the entire front wall of the villa, with spectacular sea views. To the right, forming part of the living-dining room, we find the kitchen, followed by a full bathroom with shower. The first door on the left leads to the first bedroom. The second door leads to the second bedroom on the main floor, which has access to the terrace and also has an en-suite bathroom. •■ ■Lower floor: down the stairs we reach the spacious secondary living room, which connects to the chill-out area and swimming pool. On this floor there are two bedrooms, one with a bathroom and the other with storage space. It is the perfect property for families who want to enjoy a quiet life, with privacy but well connected. With top quality finishes: central heating, air conditioning, exterior windows with double glazing, saltwater infinity pool and much more. It is also ideal for investors looking for high returns, as it exceeds 7%. As mentioned above, it has a tourist licence and we welcome tourists practically all year round, who are delighted to enjoy our wonderful climate. •■ ■Key feature 1: quiet location with no noise •■ ■Key feature 2: tourist licence and high return on investment LOCATION The Arroyo de la Miel area in Benalmádena stands out as one of the most balanced and strategic locations on the Costa del Sol, ideal both for year-round living and for high-return investment. It combines the comfort of a quiet residential environment with a full range of services: international schools, medical centres, supermarkets, public transport (commuter train station to Malaga and Fuengirola) and easy access to the A-7 motorway. Added to this is its proximity to the beach and leisure areas such as Puerto Marina and the cable car, making ■it ■a ■very ■attractive ■location ■for tourists ■and residents alike. ■This high demand ■keeps ■property values ■stable ■and growing, ■offering ■excellent investment opportunities, ■especially ■in ■tourist ■or ■long-term ■rentals.

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