



## Detached Villa for sale in Benalmádena, Benalmádena

3,600,000 €

Reference: R4867915 Bedrooms: 4 Plot Size: 3,000m<sup>2</sup> Build Size: 586m<sup>2</sup> Terrace: 95m<sup>2</sup>







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## Costa del Sol, Benalmádena

Superb refurbished Villa in the exclusive area of Rancho Domingo located less than 5 minutes walking to all amenities of Benalmadena Pueblo. The Villa is potentially wheelchair friendly and is ideal for anyone in a wheelchair or with restricted physical capability. The access to local amenities is also flat, allowing independence to anyone with restricted mobility.

It is distributed on one level as follows:

Entrance hall, toilet for guest, spacious and bright living room with double height ceilings, fireplace, sea views and access to the terrace and bar. Next to the lounge is the music and film room and dining area which in turn is next to the fully equipped kitchen with exclusive appliances and dining table. Separate laundry room with commercial refrigerator. Nice well-lit courtyard with a fountain. TV room. 3 large bedrooms with fitted wardrobes and en suite bathrooms. Master bedroom with dressing room, fireplace, bathroom with Jacuzzi and shower, access to the large sunny terrace with panoramic sea views and office or bedroom # 4 with en suite.

Exterior: Elegant driveway with electric gate, ample parking, garage, gardens with automatic irrigation system, alarm sensors, own water well, tropical nursery, orchard, swimming pool, sauna and Jacuzzi. The main terrace with capacity for several tables near the bar and barbecue area, ideal for parties. Bodega and gym.

The Villa is in perfect condition with double glazing, underfloor heating, air conditioning and heating, surveillance cameras, music system, marble floors and bathrooms. Solar heated water.

Fenced plot of 3.000m<sup>2</sup>. Built size 589m<sup>2</sup> of which 78,98m<sup>2</sup> in basement, ground floor 339,26m<sup>2</sup> and 95,74m<sup>2</sup> of terraces.

IBI 8.600€ per year. Community 1.780€ per year (including patrolled night security). Rubbish 110 per year. Irrigation water is free (from the own well).

Possibility of Extension!!



## Features:

### Features

Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Gym  
Sauna  
Games Room  
Guest Apartment  
Utility Room  
Jacuzzi  
Bar  
Barbeque  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Urban

### Pool

Private

### Security

24 Hour Security  
Alarm System  
Entry Phone

### Orientation

South

### Setting

Close To Golf  
Close To Shops  
Close To Town  
Close To Schools

### Kitchen

Fully Fitted

### Parking

Garage

### Climate Control

Hot A/C  
Fireplace  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent

### Garden

Private