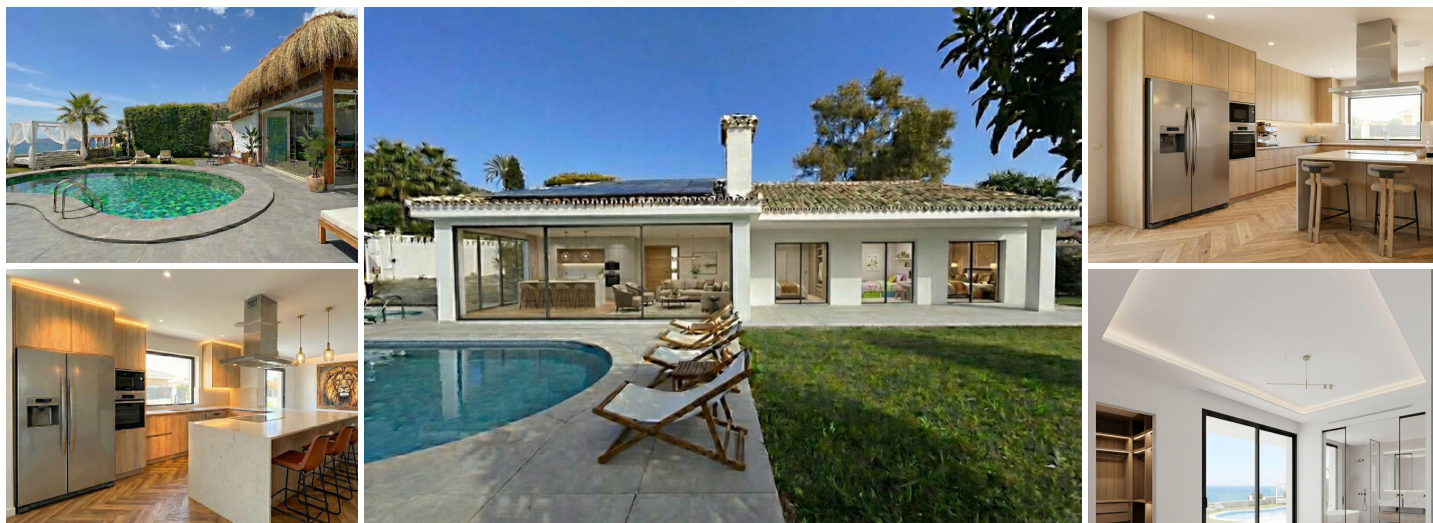


## 4 chambre Villa à vendre dans Benalmadena, Málaga

1.250.000€



Wonderful opportunity to own a detached villa in Torremuelle, with open sea views in Benalmádena Costa. This charming property is currently built on one level and features an open-plan kitchen with a dining area, a spacious living room with a fireplace, two bedrooms, one bathroom, and a guest toilet. From both the living area and the covered terrace, you can enjoy panoramic views of the sea, garden, and pool. The easy-to-maintain garden includes an automatic irrigation system, fruit trees, and vibrant bougainvillea. Adjacent to the swimming pool is a lovely gazebo with an outdoor kitchen/bar and a separate bathroom with a shower. The villa is private and gated, offering ample parking and a storage room for garden equipment. For those interested in a renovation project, a technical study has already been done. This villa will be renovated with an expansion project, for which a technical study has already been completed. Although the home is currently single-story, it has the possibility of adding an additional floor, allowing up to 180 m<sup>2</sup> per level and a total construction potential of approximately 350 m<sup>2</sup>, resulting in a truly exceptional residence. Four architectural concept designs have been developed, offering different expansion possibilities for both the ground floor and a future upper floor. Since the technical study is already completed, the project can be submitted to the town council efficiently. The selected project would result in 4 bedrooms, 3 bathrooms, a living room, kitchen, 34 m<sup>2</sup> of outdoor areas, and 180 m<sup>2</sup> of built living space, with the option to expand by an additional 180 m<sup>2</sup> on the upper floor. The images shown are renderings and represent the final project vision, helping to showcase the true potential of the property once renovated. The villa price includes the completed renovation, delivered turnkey. The estimated delivery time from contract signing and approval of the renovation works is approximately 13 months. The location offers excellent convenience, with Torremuelle Beach just 500 meters away, along with a wide variety of leisure and dining options. The property has excellent transport links: the N-340 national road, Torremuelle train station 850 meters away (3 minutes), Arroyo de la Miel commuter station 14 minutes by car, and bus stops just a few meters away (lines 103, M-103, and M-120). Nearby, you will find all essential services, including supermarkets, shops, pharmacies, as well as leisure and recreational options. This is the perfect place to enjoy the exceptional climate of the Costa del

🛏 4 chambres

📏 701m<sup>2</sup> Taille de la parcelle

🚿 4 salles de bains

✅ Piscine

🏠 148m<sup>2</sup> Taille de construction



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