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House in La Capellania

Bedrooms	5	Bathrooms	5	Built	321m2	Plot	565m2
R5361724		**House**		**La Capellania**		**1.295.000€**	

Villa in the high part of La Capellanía | Panoramic Views | Comfort and Style "Turnkey High-Yield Asset: Immediate Operational Viability Distinct from many local offerings, this villa is sold with a fully registered Tourist License. This legal status, combined with the property's premium specifications and proximity to key amenities, positions it as a high-performance investment. It is prepared for immediate high-end holiday rental placement, offering significant revenue potential and a measurable ROI from the first day of ownership. This property, comprising 294 m² of living space, is situated on a 565 m² plot in the upper area of the La Capellanía urbanization, Benalmádena. Built in 2013 and maintained by its original owner, the residence is characterized by its southwest orientation, ensuring consistent natural light and unobstructed views of the Bay of Fuengirola and the African coastline. Layout and Details The residence is organized across three levels connected via an internal staircase and a low-maintenance private elevator. Entrance Level: Living-dining room with fireplace and modern kitchen. The space extends toward a 40 m² main terrace equipped with electric awnings. Upper Level: Four bedrooms and three bathrooms, including one en suite. The south-facing bedrooms share a terrace with sea views and elevator access. Level Zero (Leisure Level): Configured for independent use, featuring direct external access. This level includes a Basque-style txoko with a high-end kitchen, wine area, charcoal grill, full bathroom, and a guest bedroom with an en suite bathroom. The original garage on this floor has been

converted into a gym. Infrastructure and Sustainability The plot is fully developed with a paved finish for efficient maintenance. The exterior area includes a heated saltwater swimming pool (9.50 m x 4.50 m) and a Basque ball court. The technical equipment is designed for efficiency and comfort: Energy: Photovoltaic panels and thermal panels for domestic hot water. Climate Control: Independent Airzone system per room and underfloor heating in all bathrooms. Enclosures: Motorized security shutters and mosquito nets throughout the property. Parking and Expansion: Closed pergola with an automatic gate for two vehicles. The original garage, currently used as a gym, possesses the technical feasibility to cover the ramp and expand the entrance platform. Storage: Storage room and high-capacity water cistern. Location and Services Located a few meters from the northern entrance of La Capellanía, the property offers level walking access to the supermarket (Alcampo), as well as restaurants, a pharmacy, and taxi and bus stops. Technical Specifications Surface Area: 294 m² built ?/ ?565 ?m² ?plot. Bedrooms: ?5. Bathrooms: 5 full ?bathrooms ?and 1 guest toilet. Featured Equipment: ?Elevator, photovoltaic ?and thermal ?solar ?panels, heated saltwater pool, ?professional ?barbecue, ?and ?security ?shutters ?and ?doors.

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