

# ALL IN

## real estates



### House in Benalmadena

Bedrooms **3** Bathrooms **3** Built **225m2** Plot **315m2**  
**R5363650** **House** **Benalmadena** **766.000€**

Detached villa for sale in one of the most sought-after areas of the Costa del Sol, just a few meters from El Higuero, ideal for investors seeking immediate returns and appreciation. The property boasts a 315 m2 plot and 223 m2 of living space, with an excellent southeast-west orientation that guarantees abundant natural light throughout the day. Layout with great potential for development: The house is divided into two independent floors, perfect for holiday or long-term rentals. Main floor with a spacious living room, terrace with sea and mountain views, fully equipped kitchen, and master bedroom with ensuite bathroom. Lower floor with 2 bedrooms, 2 bathrooms, and a second kitchen, ideal for independent use or for maximizing income. Attractive exterior for rental: Private pool (approx. 35 m2) Garden area Perfect space for holiday tourism Key points for investors: - Rental registration number available - Ready to operate (no renovations needed) - High tourist demand area year-round - Excellent transport links (1 minute from the highway) - 50 meters from shops, services, and leisure facilities Solar panels (reduced costs). High, demonstrable profitability in holiday rentals or combined with long-term rentals. Ideal for both pure investment and mixed use (enjoyment + income). A property with great potential for appreciation in a strategic location. For more information on estimated profitability or to schedule a viewing, please contact us. We would like to inform you that our agency fees are already included in the sale price, so you will not have to pay any additional costs for management or real estate advice.

In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, please note that notary fees, registration fees, property transfer tax (ITP), and other expenses related to the sale are not included in the price. The information provided is for guidance only, is not legally binding, and has no contractual value. This information may have been modified and not yet updated. We suggest you contact the company to obtain the latest information and/or confirm the details presented here.

Access for people with reduced mobility

Solarium

Access for people with reduced mobility

Storage Room

Private Terrace

Wood Flooring