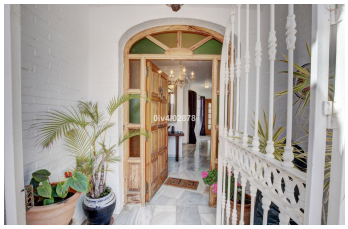
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House in La Capellania

Bedrooms	5	Bathrooms	3	Built	180m2	Plot	650m2

R5398690	House	La Capellania	1.650.000€

Villa for Sale in La Capellania, Benalmadena – Spacious Family Home with Sea Views, Pool & Independent Guest Apartment Discover this exceptional villa for sale in La Capellania, Benalmadena, perfectly positioned in the lower reaches of this highly sought-after residential area, just a short stroll from the golden sands of Carvajal Beach and its vibrant seafront promenade. Set on a manageable 650m² plot, this well-presented villa offers flexible living across two independent levels — ideal as a generous family home with the added bonus of a fully independent apartment offering excellent rental income or guest accommodation potential. The main home is thoughtfully arranged on one level, offering ease and comfort throughout. On entering from the street, a covered carport provides convenient off-road parking adjacent to the kitchen entrance. A welcoming hallway leads you through the heart of the home, with an independent fitted kitchen to the right benefiting from direct access to the carport — perfect for everyday practicality. Adjacent to the kitchen is a versatile dining room, generously sized and complete with fitted wardrobes, making it equally suitable as another bedroom if required. Opposite sits a well-appointed guest bathroom. Continuing down the hallway, the home opens into a bright and spacious lounge complete with a fireplace and sea views.. From here, direct access leads to a sunny terrace that flows naturally down to the garden and pool area. Back towards the entrance, two further bedrooms are privately located, both with fitted wardrobes. The master bedroom enjoys sea views and benefits from an en-

suite bathroom complete with both bath and shower. The outdoor spaces are a real asset of this La Capellania villa. The pool and garden enjoy excellent afternoon sun, creating the perfect setting for alfresco living and entertaining. A manageable lawn area adds greenery and character to the plot, while a practical store and utility room is conveniently situated close to the kitchen. Beneath the main residence lies a fully independent two-bedroom apartment, complete with its own lounge, open-plan kitchen and bathroom. Whether used for extended family, guests, or as a rental investment, this self-contained space adds tremendous value and versatility to an already outstanding property. Whether you are searching for a permanent residence in Benalmadena, a holiday home on the Costa del Sol, or a property with proven rental income potential, this villa for sale in La Capellania truly ticks every box. Contact us today to arrange your private viewing. DEED: Total Built Area 126,39m2 plus uncovered terrace of 26,18m2 and plot of 650m2, the apartment on lower level is not registered on deed. Year of Build: 1993, Aprox fees IBI :2000€ per year - Basura 290€ per year - Community 100€ per month CEE:Energy Consumption Rating F (222 kWh/m2/year) CO2 Emissions Rating E (37 kgCO2/m2/year). In compliance with the information obligations set out in Final Provision 3 of Law 10/2025, of 28 December, on customer service and transparency, as well as applicable sector regulations and Regional Decree 218/2005 of the Junta de Andalucía, please note that the listed price does not include the expenses and taxes inherent to the purchase. Our real estate agency fees are included in the price. The exact costs will be provided in the Abbreviated Information Document (D.I.A.), during the property viewing or prior to it. Purchase Costs: Notary Fees: The notary's fee will be calculated in accordance with the official notarial tariff: Annex I of Royal Decree 1426/1989, of 17 November. Land Registry Fees: Registration will be charged in accordance with the official tariff: Annex I of Royal Decree 1427/1989, of 17 November. Administration Fees (Gestoría): The fees for administrative processing, tax settlement and registration are estimated at approximately €400 (VAT included), depending on the complexity of each case. Property Transfer Tax (ITP): The tax rate currently in force in Andalusia will apply (generally 7%, without prejudice to reduced rates of 6%, 3.5%, etc., applicable depending on the buyer's personal circumstances or the characteristics of the property). The tax is levied on the higher of the Cadastral Reference Value and the sale price. You can calculate your personal situation on the official portal of the Agencia Tributaria de Andalucía. The information provided is for guidance purposes only, is non-binding and has no contractual value. The offer is subject to errors, price changes, availability and/or withdrawal from the market without prior notice. This information ?may ?have ?been ?subject ?to changes that ?have ?not yet been incorporated. We ?recommend you ?contact us ?to ?obtain the latest details ?and/or ?confirm ?the ?information ?set ?out ?herein.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Guest Apartment
Marble Flooring	Near Transport	Private Terrace
Storage Room		