

# Molino Property

Reference number: MP 1079



**€ 2,350,000**

**Bedrooms: 4**

**Bathrooms: 4**

**Size: 522m<sup>2</sup>**

## Stunning luxury villa in Benalmádena Pueblo





**Welcome!**

Do you wish to live in a luxury villa close to the Mediterranean sea with every possible luxury you can think of? Then we may just have the perfect villa for you. This brochure will tell you all about it. Do you wish to know more? Or make an appointment for a viewing? You can always call us on (+34) 911 231 363 or send an e-mail to [info@molinoproperty.com](mailto:info@molinoproperty.com)







## Top quality luxury villa in Benalmadena close to the sea

This is living with a WOW factor! As the owner of this beautiful property you will for instance have access to a large heated private pool (50 m2) with separate jacuzzi. You have a stainless steel Boretti kitchen. The garage is equipped with a bulletproof door and can accommodate two cars. The lift connects the three floors of the villa. And security has of course not been forgotten – with a modern camera equipped with motion detectors. Luxury wood and stone on walls and floors... The list is endless. •







## Property features

- ✓ **Property type:** luxury villa
- ✓ **Bedrooms:** 4
- ✓ **Bathrooms:** 4
- ✓ **Size:** 552 m<sup>2</sup>
- ✓ **Garden/plot size:** 2,210 m<sup>2</sup>
- ✓ **Outside space:** gardens & terraces
- ✓ **Year of construction:** 2010
- ✓ **Number of floors:** 3
- ✓ **State:** excellent



**Pending**





## Absolute top quality in every detail

- ✓ Large heated swimming pool
- ✓ Separate jacuzzi
- ✓ Boretti kitchen with wine cooler, three ovens, two refrigerators and a remote controlled extractor which disappears into the ceiling
- ✓ Lift
- ✓ Large garage for two cars
- ✓ Under floor heating throughout the property
- ✓ Air conditioning
- ✓ Safety glass all around
- ✓ Camera security with motion detectors
- ✓ Top quality materials such as wood and natural stone on walls and floors
- ✓ Window frames of extra heavy grade aluminium
- ✓ All contents of the property (top class furniture, curtains etc) can be included in the sale at an extra €75,000







## Monthly costs

- ✓ **IBI (property tax):** €131
- ✓ **Basura (garbage disposal):** €12
- ✓ **Insurance:** €208\*

\* This is an indication and may vary depending on insurance cover and company.



## Current owners

The current owners have bought the villa off plan and have therefore had the possibility to use the best available quality of materials for every detail of the house – from the kitchen to the floors and from the technical installations to the building materials. They have enjoyed their hard work for well over

5 years but they now feel it's time for yet another new adventure - and are thinking of building another property in Spain •





## Location

The villa is located close to the centre of Benalmadena Pueblo and close to the sea (you can be at the beach within 3 minutes). This means you have the best of both worlds: a very quiet neighbourhood but with everything imaginable nearby. From shops to golf courts - and from schools to restaurants. The airport and Malaga are just 20 minutes away and Marbella is a 30 minute drive •

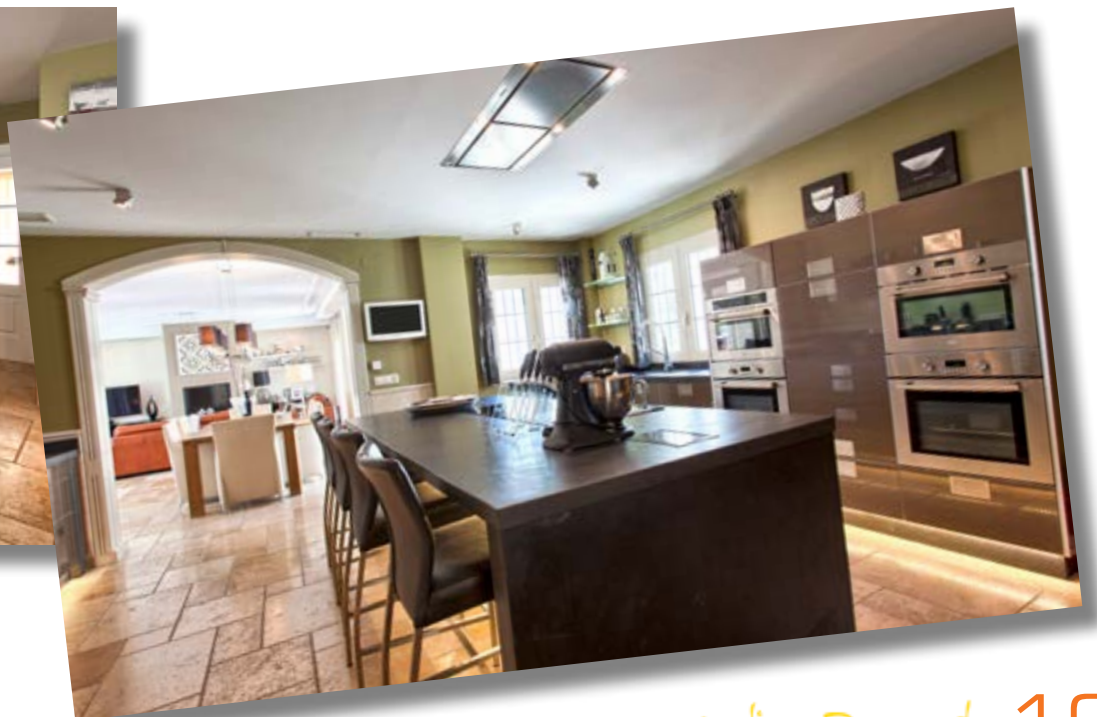
## Possibilities for improvement

A villa with such a high quality finish as this is extremely hard to find. We couldn't think of anything that could be improved - apart from decorating the house in your own style. However, a plot of 1,000 m2 behind the property is included in the price. This plot could be converted into a tennis court or for instance be used to build a guest house on (subject to legal permission) •









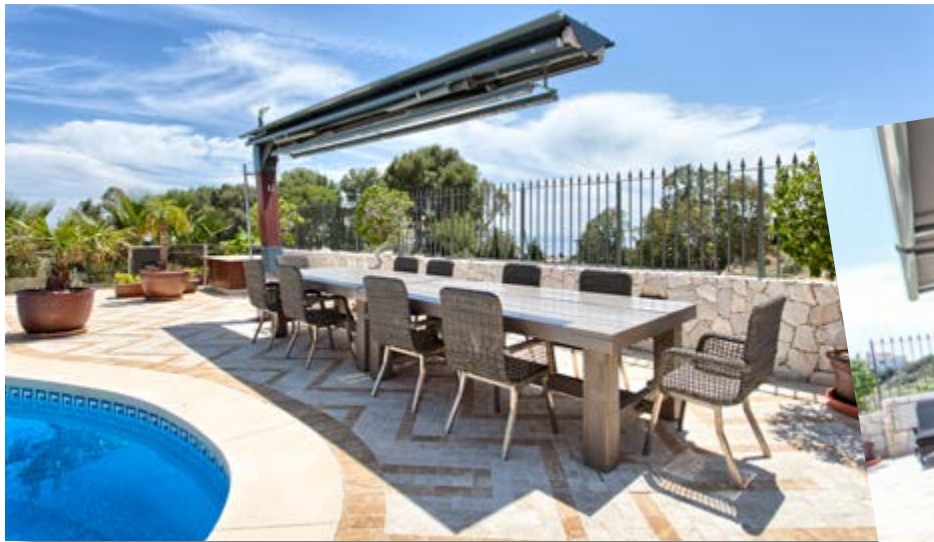




















**2.5 % goes  
to charity**

We feel we should give something back to our community. That is why we offer a 'home for a home'. If you purchase this property via us 2.5% of our commission (which is paid by the vendor of the property) goes to a local children's or animal charity in the province of Málaga. Not to a large, faceless organization but to small initiatives which make sure our contribution is well spent •

For more information go to  
**[www.molinoproperty.com/support-a-good-cause](http://www.molinoproperty.com/support-a-good-cause)**




*Molino Property*

For more information, photos or a viewing go to:

**[www.molinoproperty.com/villa-benalmadena](http://www.molinoproperty.com/villa-benalmadena)**

or call (+34) 911 231 363

 [Facebook.com/molinoproperty](https://www.facebook.com/molinoproperty)

 [Twitter.com/molinoproperty](https://twitter.com/molinoproperty)