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VIOLETT REALTY

EXCEPTIONAL PROPERTIES

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Вилла в La Capellania

Референция: R5361724

Спальни: 5 | Ванные: по запросу | M²: 321 | Цена: 1 497 770 €

Статус: Продажа | Тип недвижимости: Вилла | Места: по запросу | День печати : 31st Октябрь 2026

Описание: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.

Особенности:

Бассейн, Кондиционирование, Обогрев, Лифт, None, Частный сад, Система оповещения, Парковочные места, Дом отдыха, None, Перепродажа