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VIOLETT REALTY

EXCEPTIONAL PROPERTIES

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Вилла в Benalmadena

Референция: R5367304

Спальни: 5 | Ванные: 4 | M²: 304 | Цена: 1 150 000 €

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

Описание:Villa Veracruz, Benalmádena Single-family residence standing on a 660 m² plot with panoramic sea views, protected by an adjacent green zone. Two floors with a dual-unit layout. On the market for the first time since built, it is situated at the top end of a quiet cul-de-sac, with a gated driveway finished in porcelain tiles and parking for 3–4 vehicles, in addition to a closed garage for 2 further vehicles. The Opportunity Villa Veracruz represents an acquisition for those who understand value creation in Benalmádena: acquiring square footage, location, and views at the right basis. In Veracruz Alta, 660 m² plots do not frequently enter the market, particularly those preserving two concurrent attributes: frontal sea orientation and a boundary with a non-buildable green zone that secures these views for the future. Current views from the living room, bedrooms, and terraces are permanently protected. The property features a versatile layout: designed as two independent units across two floors, each with its own kitchen, living area, and bedrooms. This configuration opens up a wide range of options — primary residence with a guest area, a home office separate from the main living space, or multi-generational living — and significantly expands the potential buyer demographic for future resale. Additionally, the property holds a tourist license, allowing the rental of one floor while occupying the other, or the full rental of the premises. The lower floor has consistently generated demonstrable high tourist rental income while the owners occupied the main floor — a proven income model that requires no prior work. Full-property rental would increase that yield further. The Benalmádena market consistently yields high returns for villas with sea views in consolidated areas. The valuation model is direct: plot + location + protected views + renovation = high-end local market asset. Villa Veracruz provides the first three variables; the fourth is provided by the buyer. This purchase is specific to those who prioritize structural potential. The villa is fully functional in its current state — move-in ready as it stands — but would gain substantially in value through an update to contemporary standards, with strong evidence that renovation returns multiply reliably in this market. It represents a strategic opportunity for buyers capable of analyzing floor plans, calculating budgets, and understanding the sustained value of well-located square footage on the Costa del Sol. Layout Main Floor (Street Level): L-shaped living-dining room with panoramic sea views. Independent kitchen with attached laundry room. 3 bedrooms (1 with en-suite bathroom). 1 independent bathroom. Glazed terrace utilized as an additional room, with sea and mountain views. Both bathrooms recently updated. Lower Floor (Configured as an Independent Apartment): Spacious living-dining room with bar counter. Independent kitchen. 2 bedrooms. 1 full bathroom. Porch-terrace with sea views. Enclosed garage for 2 vehicles with additional storage space. Service bathroom with shower. Exterior: Private swimming pool: 34 m². Garden. Surface Areas Plot: 660 m². Basement level (Level 0): 134 m² + 24 m² garage. Ground and first floor (Level 1): 130 m² + 32 m² porch. Swimming pool: 34 m². Location Distances by Car: Mercadona, Lidl, and commercial area of Avenida Arroyo Hondo: < 1 km. Arroyo de la Miel and Benalmádena Costa beaches: 5 minutes. Benalmádena Pueblo historical center: 5 minutes. AP-7 / A-7 highway access: 3 minutes. Málaga Airport: 20 minutes. Marbella: 30 minutes. Educational Facilities: Public schools (CEIP Mariana Pineda, Jacaranda, Poeta Salvador Rueda) and international schools (Novaschool Bilingual, Norwegian School Costa del Sol, The British College, Torrequebrada International School): all within a 10-minute radius.

Особенности:

Бассейн, Кондиционирование, Вид на море, Вид на горы, Частный сад, None, Система оповещения, Парковочные места, Дом отдыха, Инвестиции