



## Detached Villa for sale in La Capellania, Benalmádena

975,000€

Reference: R5106979 Bedrooms: 3

Bathrooms: 3 Plot Size: 1,900m<sup>2</sup> Build Size: 330m<sup>2</sup>















## Costa del Sol, La Capellania

Exclusive Detached Villa with 330 m² Built Area (as per Cadastre), of which 177 m² correspond to the main residence, 89 m² to other uses, and 64 m² to sports/pool area. Distributed on a single floor, this home stands out for its functionality and comfort, ideal for families or individuals with reduced mobility. Built on a large 1,900 m² plot, featuring gardens and a variety of fruit trees. The property includes: 3 spacious bedrooms 3 bathrooms Semi-open kitchen with pantry Laundry room Large living-dining room with direct access to the garden Spacious basement The south-facing orientation ensures natural light throughout the day and a pleasant temperature all year round. Surrounded by fruit trees and gardens, the environment offers peace, privacy, and a connection with nature. Additionally, the property includes uncovered parking for up to 8 vehicles and a covered garage for 1 large car or 2 small ones. Equipped with a perimeter security camera system connected via fiber optic, automatic irrigation system, and an electric vehicle charging point. The property is fitted with a high-efficiency solar energy system consisting of: 14 solar panels of 450 W each (total power: 6,300 W) 1 Fronius brand three-phase inverter 1 bank of 4 lithium batteries, 54 Ah each Estimated annual production: 6,500 – 7,000 kWh





## **Features:**

**Ensuite Bathroom Double Glazing** 

Orientation **Climate Control Features** South

**Covered Terrace** Air Conditioning **Private Terrace** Fireplace Storage Room

**Fitted Wardrobes** Solarium WiFi **Utility Room Basement** 

Fiber Optic Access for people with reduced

mobility

Condition **Views** Pool Garden Good **Private Pool** 

Pool **Furniture** Kitchen Garden

**Fully Furnished Fully Fitted** Private Garden **Utilities** 

Security **Parking** Alarm System Garage Electricity

Private **Drinkable Water** 

> Covered Photovoltaic solar panels More Than One Solar water heating

Category

Distressed Luxury

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