

€ 870,000

Ref: 04331

## for sale in Benalmádena

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4 Bedrooms | 4 Bathrooms | 229 m<sup>2</sup> Interior | 0 m<sup>2</sup> Plot | **Garage** Yes |



## Property Description

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New opportunity in La Capellanía: Villa with independent guest house.

In Capellanía, a quiet and highly private area of Benalmádena, I present this property set on a 658 m<sup>2</sup> plot with 229 m<sup>2</sup> built.

The main house features 3 bedrooms and 3 full bathrooms. The master suite, with its spacious walk-in wardrobe, is one of the most captivating areas of the home, alongside a large fully equipped kitchen and a bright living-dining room filled with natural light.

In its spacious courtyard, offering multiple storage areas and a dedicated leisure space, the independent guest house stands out, complete with its own bedroom, bathroom, and air conditioning.

Outside, you'll find a charming raised wooden pool—perfect for summer and easy to maintain—along with a chill-out area with artificial grass, ideal for gatherings and barbecues with family and friends.

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The property also includes private parking with space for several vehicles.

Features: PVC double-glazed windows, air conditioning in both houses, solar panels with storage tank in the main house, and a 100 L electric water heater in the guest house.

Ideally located, just minutes from the motorway access, the iconic El Higuierón Restaurant, and Carvajal beach.

One of the key added values of this property is that the Community of Owners has approved the possibility of applying for and obtaining a HOLIDAY RENTAL LICENSE, opening up an excellent opportunity for both residential use and investment.

Subject to compliance with current regulations and the corresponding procedures, the property may be used for tourist rentals, offering attractive potential returns in a high-demand area.

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