

# Benalmádena

## Villa



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245 m<sup>2</sup>



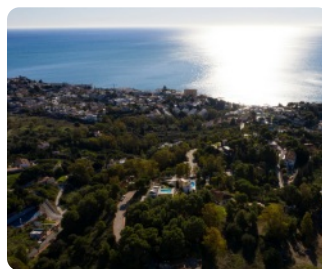
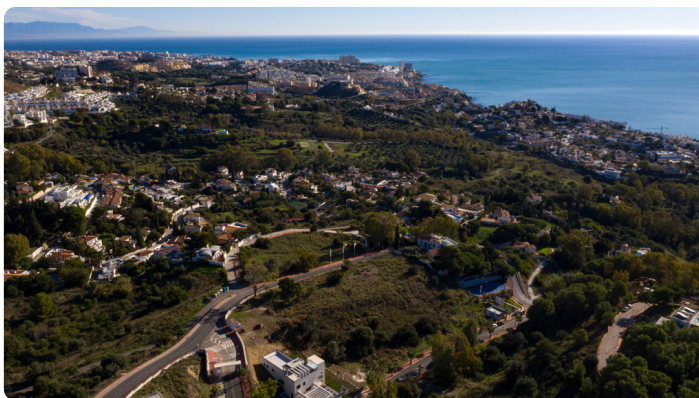
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### Villa house in Benalmádena Costa

Gilmar Real Estate sells this brand new modern contemporary style Villa in El Higuierón, Benalmádena. With mountain views in a very exclusive gated community with 24 hour security and surveillance. This property built by the Hormitech company, recognized for the efficiency of its constructions, is located in a unique enclave, the last unspoiled place in Benalmádena just 900 meters from the beach and less than 20 minutes from the airport or Marbella. Rancho Santa Mónica Villas is a completely private urbanization in the Higuierón area, Benalmádena. This corner of the Malaga coast has become one of the most sought-after areas for combining an idyllic natural environment, close to the sea and proximity to key points such as the airport, some white villages and the city of Malaga. The Villa located on plot number 10 of the luxury complex Santa Mónica Villas, is the smallest of the family. With a constructed area of 245 m<sup>2</sup>, it is undoubtedly one of the economic options within this exclusive project. It has 3 bedrooms, one of them with an integrated bathroom en suite and a large living room with kitchen, open plan style of 57m<sup>2</sup>. All this distributed on one floor, which leaves us the upper area of the house to have a multipurpose area that can be used as a suite room, office or leisure area. From your new home you will enjoy your extensive 2,000 m<sup>2</sup> plot. Built by Modular Hormitech S.A., with a modular concrete system, we guarantee a home in which we use less than 50% water than in a traditional construction. We make the house dry, with 60% less waste. Without a doubt an ecological choice in its construction. In addition the cooling and heating systems will give you unprecedented comfort with maximum energy efficiency. Comfortable homes with the best acoustic and energy compartment on the Costa del Sol. Your home will have state-of-the-art home automation systems, aerothermal systems and the most up-to-date facilities that will make your life more pleasant in a unique environment. In just 5 months we are able to build an avant-garde villa complete with top quality materials, thanks to the use of large concrete panels, assembled together in a single piece. On the other hand, these panels break the thermal bridge, which makes homes more energy efficient. At Gilmar Real Estate we have been working to offer our clients the best properties for 37 years. We cover all real estate needs, with more than 4.000 homes for sale, second-hand apartments, new construction, villas, beachfront properties, plots, offices and commercial premises. We have more than 30 specialized teams in different areas serving more than 90.000 National and International clients, who have the necessary advice to guarantee their security, legal effectiveness and the best financial-tax profitability. Call us and we will help you find the house of your dreams. The best investment options to make your money profitable.



## Interesse in deze woning? Contacteer uw makelaar.



**Sibille Goeman**



# Benalmádena

Villa



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## Stedenbouw

- : In aanvraag
- : Geen vergunning uitgereikt
- : Geen rechterlijke herstelmaatregel of bestuurlijke maatregel opgelegd
- : Geen voorkeurecht ruimtelijke ordening aanwezig
- : Geen verkavelingsvergunning
- : In aanvraag

## Financieel

Prijs: € 985.000

Onder BTW stelsel: Nee

## Gebouw

Bewoonbare oppervlakte: 245 m²

## Indeling

Slaapkamers: 3

Badkamers: 3

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