



Detached Villa for sale in Benalmádena, Benalmádena

1,150,000 €

Reference: R5367304 Bedrooms: 5 Bathrooms: 4 Plot Size: 660m² Build Size: 304m² Terrace: 30m²





Costa del Sol, Benalmádena

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.



Features:

Features

Covered Terrace
 Near Transport
 Private Terrace
 Ensuite Bathroom
 Fitted Wardrobes
 Utility Room
 Barbeque
 WiFi
 Fiber Optic
 Guest Apartment
 Staff Accommodation
 Access for people with reduced mobility

Orientation

South
 South West

Climate Control

Air Conditioning
 Fireplace

Views

Sea
 Mountain
 Panoramic
 Garden
 Pool

Setting

Close To Shops
 Close To Schools
 Town

Condition

Good
 Renovation Required

Pool

Private

Furniture

Optional

Kitchen

Fully Fitted

Garden

Private

Security

Alarm System

Parking

Garage
 Private
 More Than One
 Covered
 Open
 Street

Easy Maintenance

Utilities

Electricity
 Drinkable Water
 Telephone

Category

Holiday Homes
 Investment
 Bargain