



 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE	 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE	 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE
<b>LAUFEN</b>	<b>LAUFEN</b>	<b>LAUFEN</b>
★★★★★	★★★★★	<b>AWARD WINNER</b>
BEST REAL ESTATE AGENCY OVER 20 OFFICES SPAIN Lucas Fox	BEST REAL ESTATE AGENCY SINGLE OFFICE ANDORRA Andorra Lucas Fox Andorra	REAL ESTATE AGENCY MARKETING SPAIN Lucas Fox
2023-2024	2023-2024	2023-2024

An architectural rendering of a modern, two-story villa named 'Villa Imperia' at dusk. The building features a prominent cantilevered upper floor with a white facade and a dark wood-paneled lower level. The cantilevered section is illuminated from within, casting a warm glow. Large glass windows and doors on the ground floor reveal the interior, which includes a dining table and a living area with a sofa. A white car is parked in a garage on the right side of the building. In the foreground, there is a swimming pool and a well-manicured lawn. The sky is a mix of purple and blue, with a crescent moon visible.

# VILLA IMPERIA

La Capellanía Location

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Luxurious villa with panoramic sea views for sale in a luxury urbanization on the Costa del Sol. Located in one of the most exclusive and prestigious areas of the region, in Retamar-Higuerón, next to the Buddhist Temple of Benalmádena (Málaga). With an ideal south orientation that guarantees unbeatable views, this villa has a surface area of 603 m<sup>2</sup> to build a luxurious residence distributed over two floors. In addition, it has a wonderful infinity pool. Surrounded by lush green areas, this property offers privacy and tranquility in an incomparable environment.



# 01. Characteristics of the property

## Property Summary



Location	<b>La Capellanía, Benalmadena</b>
Price	<b>1.242.500€</b>
Built	<b>332,83m2</b>
Plot	<b>600m2</b>
Beds	<b>3</b>
Baths	<b>3</b>
Swimming Pool	<b>30m2</b>
Garage Pergola	<b>40m2</b>
Basement	<b>90m2</b>



## 02. Property details

Property Summary

**Exterior**

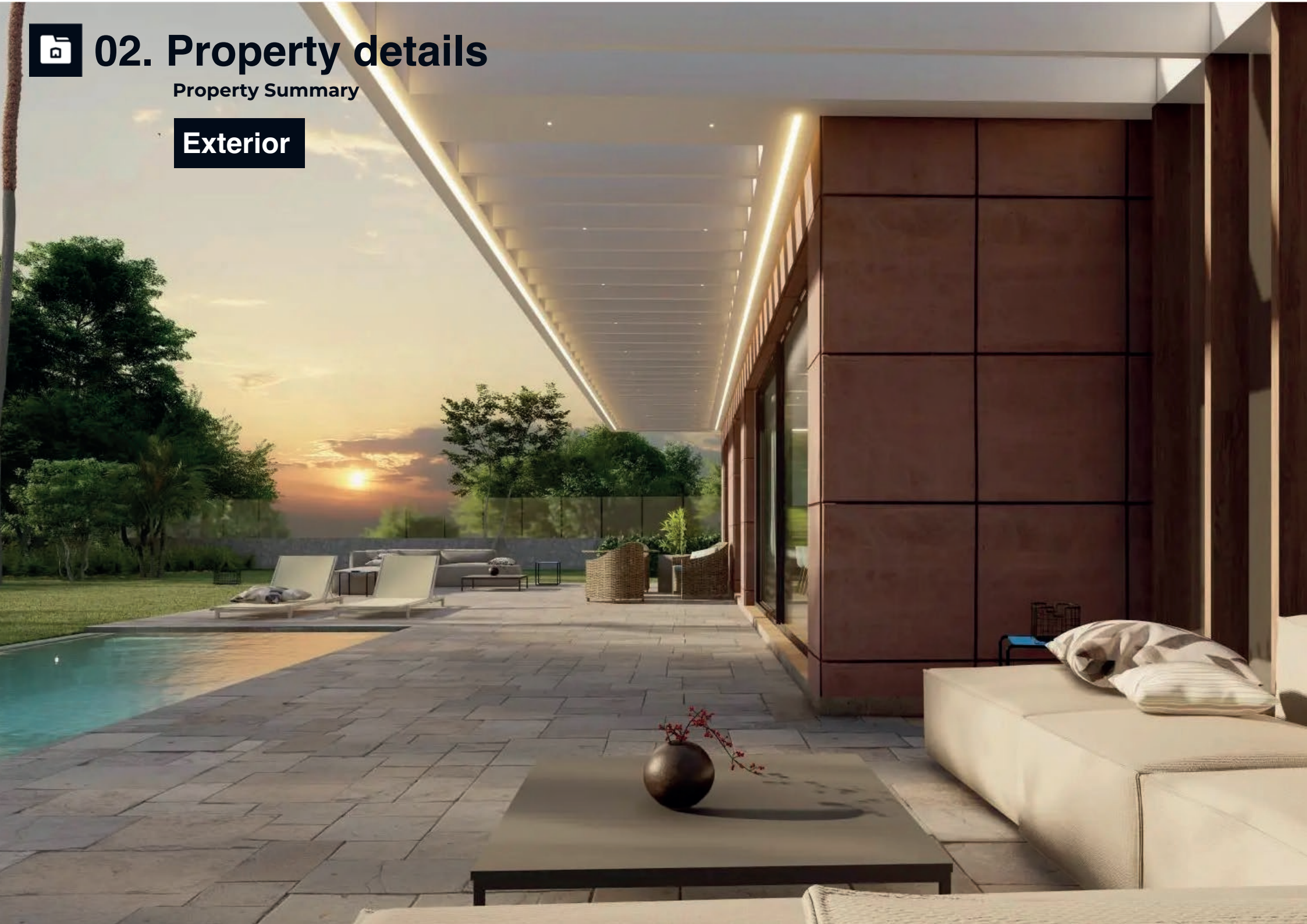




## 02. Property details

Property Summary

**Exterior**





## 02. Property details

Property Summary

Exterior





## 02. Property details

Property Summary

**Living room**







## 02. Property details

Property Summary

### Kitchen





## 02. Property details

Property Summary

**Room**

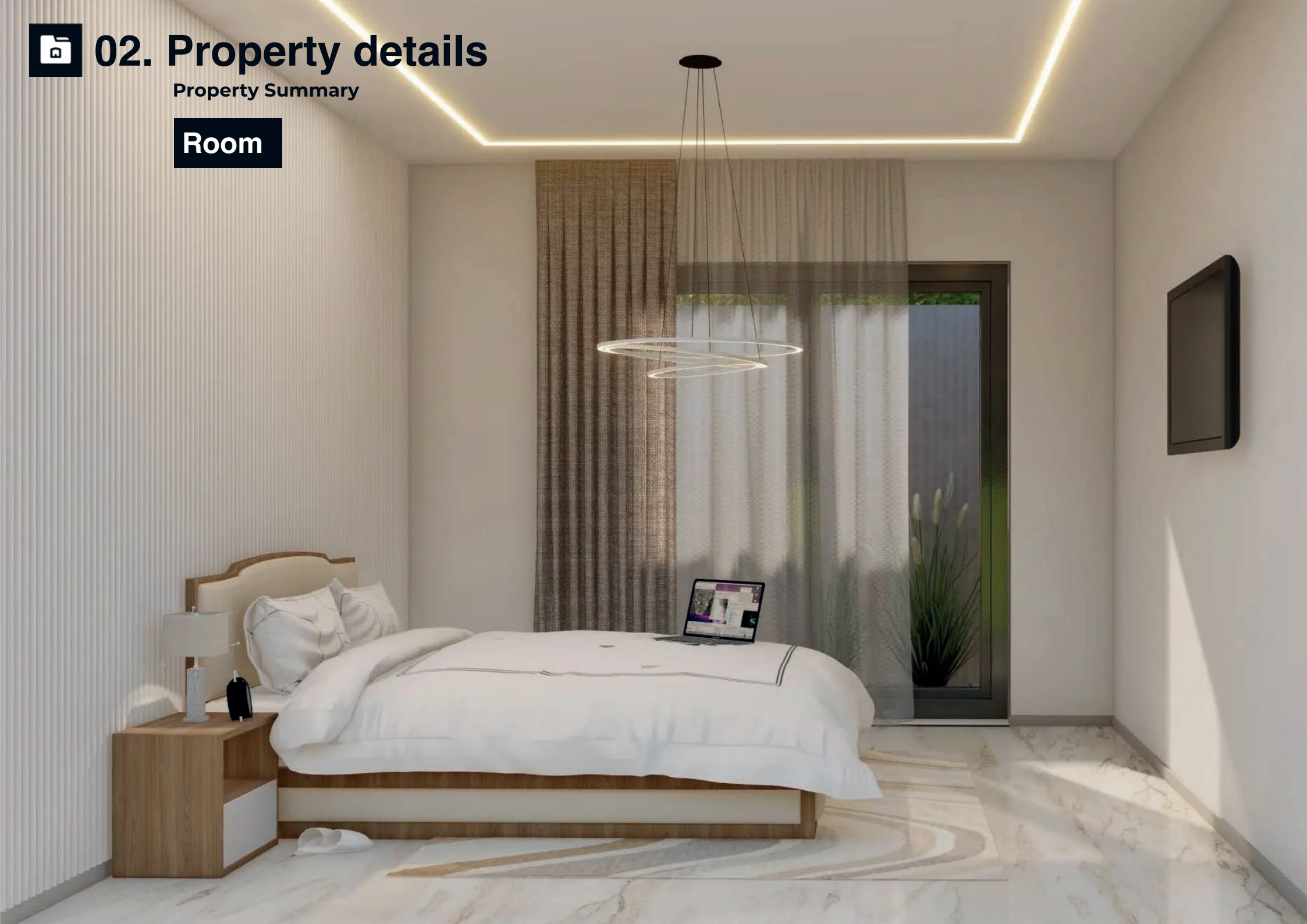




## 02. Property details

Property Summary

**Room**





# 03. Surroundings of the property

## Property Summary

### Prime Location



**Prime Location:** The Capellanía in Benalmádena boasts stunning panoramic views of the Mediterranean Sea and surrounding mountains, making it highly desirable for those seeking natural beauty.

**Convenient Access:** Situated near the A-7 highway, it offers easy access to other areas along the Costa del Sol, including Marbella, Málaga, and Fuengirola. Plus, it's just a short drive from the Málaga International Airport.

**Nearby Amenities:** Residents enjoy proximity to supermarkets, shops, restaurants, bars, and cafes. The renowned "Puerto Marina" shopping center, the largest on the Costa del Sol, is also within easy reach.

**Outdoor Activities:** Nature lovers can indulge in hiking in nearby mountains, golfing at prestigious courses, or relaxing on the sandy beaches just minutes away.

**Cultural Attractions:** Benalmádena offers a rich cultural experience with landmarks like Colomares Castle, the Garden of Eagles, and the famous Paloma Park, providing entertainment and exploration opportunities for residents and visitors alike.



**Address** La Capellanía, Benalmadena

**Type** Villa Gold

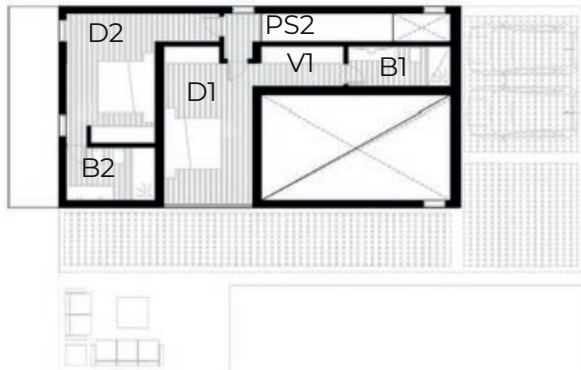
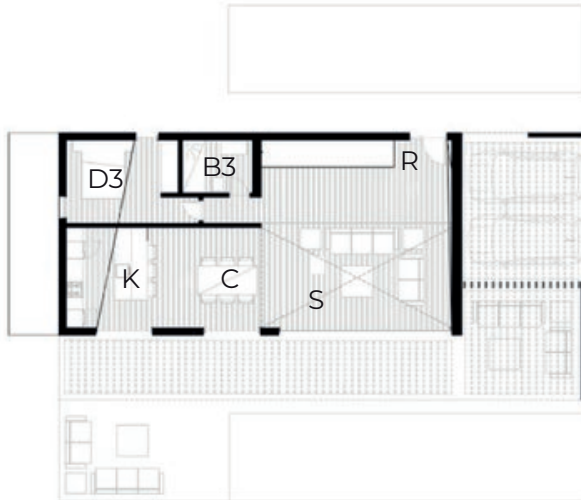
**Year** 2024

In summary, the Capellanía in Benalmádena presents an ideal blend of natural beauty, modern conveniences, accessibility, and diverse recreational options, making it a perfect location for those looking to purchase a home on the Costa del Sol.



# 04. Plan of the property

## Property Summary



### superficies útiles

PS1-Pasillo 1.	2.43 m2
SJ-Sala de Juegos	42.57 m2
ST-Sala Técnica	21.62 m2
R-Recibidor.	16.72 m2
S-Salón.	24.00 m2
C-Comedor.	12.95 m2
K-Cocina.	10.85 m2
D3-Dormitorio 3.	10.60 m2
B3-Baño 3.	4.40 m2
PS2-Pasillo 2.	16.72 m2
Baño 2.	5.11 m2
Dormitorio 2.	12.71 m2
Baño 1.	5.84 m2
Dormitorio 1.	14.76 m2
Vestidor 1.	5.01 m2

Total útiles. 274.98 m2 Total

construida 332.83 m2 Total terrazas

y porches. 68.50 m2



# 05. Payment

## Property Summary

### THE BUDGET INCLUDES:

Complete construction of the house and landscaping of the estate.  
Execution quality controls and construction insurances  
Studies and monitoring of Health and Safety compliance

### Installations:

Electricity and lighting  
Heating and air conditioning (different systems)  
Ventilation system and indoor air quality  
Sanitation and plumbing

### Management:

Submission of the project to the City Council  
Application for supply of water and electricity  
Documentation for bank financing.  
deed of new construction. Management of the end of the building work  
Documentation for registers and notary's office  
Surface foundations (footings or slab)  
Water, electricity, sewerage and telecommunications connections.

### Equipment:

Complete kitchens, including interiors and electrical appliances.  
Bathroom furniture  
Bathroom fittings, taps and screens  
Built-in wardrobes

### OPTIONAL:

Installations: Underfloor heating, domotics, heat recovery system, etc.  
Study and execution of landscaping and/or interior design project.



# 05. Payment

## Property Summary

Reserve	30.000,00 €
Deposits (10% of the total)	124.250,00 €
C. Purchase/Sale (30%)	372.750,00 €
Payment on Account (20%)	248.500,00 €
Payment on Account (30%)	372.750,00 €
Payment on Account (10%)	94.250,00 €
<b>Total</b>	<b>1.242.500,00 €</b>

# VILLA IMPERIA





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