

Fuengirola Villa

€2,600,000

Ref: X21295



4



3



553 m²



384 m²



✓



Consumption
A

Emissions
A

Tel: +34 950 615 388
www.spanishpropertychoice.com



spanish
property
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Property Purchase Expenses

Property price	€2,600,000 (£2,171,000)
Transfer tax 7%	€182,000 (£151,970)
Notary fees (approx)	€750 (£626)
Land registry fees (approx) ...	€750 (£626)
Legal fees (approx)	€1,500 (£1,253)

Standard form of payment

Reservation deposit	€3,000 (£2,505)
Remainder of deposit to 10%	€257,000 (£214,595)
Final Payment of 90% on completion	€2,340,000 (£1,953,900)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Located in the prestigious area of El Higuerón, Benalmádena, this spectacular modern villa, built in 2022, offers an exclusive lifestyle with stunning panoramic views of the Mediterranean Sea and the golf course. With a constructed area of 384.90 m² on a 553.60 m² plot, this property combines architectural elegance, contemporary comfort, and exceptional functionality.

*** Basement:

This floor includes a garage with space for multiple vehicles and an electric car charger, in addition to a fully equipped private gym and one of the bedrooms, currently used as an office. This floor also features a full bathroom and a utility or laundry area, optimizing comfort and functionality in every corner.

*** Ground Floor:

This floor features two bedrooms with charming views of the natural surroundings. The living-dining room, bathed in natural light, flows seamlessly into the spacious exterior patio, where an elegant pool takes center stage. This space, tastefully decorated, offers the perfect environment for relaxation and entertainment, providing the feeling of being in a true private retreat.

*** Upper Floor:

The master bedroom, located on the top floor, is a true haven of luxury and distinction. This space includes a walk-in closet, an en-suite bathroom, and a spectacular terrace that wraps around the entire room, offering unparalleled sea views from every angle. The sense of spaciousness and connection with the surroundings is felt in every detail, creating an atmosphere of absolute exclusivity.

*** Exteriors:

The exterior area is a private oasis where the sea and golf course views become the absolute protagonists. Designed to take full advantage of the wonderful Mediterranean climate, this space invites you to enjoy moments of relaxation and contemplation, in an environment that skillfully blends nature and sophistication.

*** Additional Features:

- 4 bedrooms and 3 designer bathrooms (one of them currently used as an office).

- Private gym.

- Garage with electric car charger.

- Private pool in a tastefully decorated patio.

- High-quality finishes and modern design.

- Located in a privileged and exclusive area.

This villa offers a unique combination of privacy, luxury, and access to exclusive services such as beach clubs and wellness centers, providing an incomparable lifestyle on the Costa del Sol.

The Abbreviated Informative Document is available. Costs: Taxes (ITP or VAT + AJD) + notary and registration fees. The price does not include VAT. GP1

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible