

# Benahavis Villa

€1,950,000

Ref: X21317



5



4



2,700 m<sup>2</sup>



403 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€1,950,000 (£1,641,374)
Transfer tax 7% .....	€136,500 (£114,896)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,263)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,525)
Remainder of deposit to 10% .....	€192,000 (£161,612)
Final Payment of 90% on completion ....	€1,755,000 (£1,477,236)

\* 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

Step into the refined world of a residence that embodies balance, elegance, and sophistication, with a timeless charm that invites you to enjoy a luxurious lifestyle.

This elegant, robust, and harmonious property perfectly blends modern design with a warm ambiance, filling every corner with beautiful natural light and offering stunning views of the sea and mountains. Located just a 7-minute drive from the A7, this home is a sanctuary surrounded by nature, a charming retreat that allows you to disconnect from everyday life. The house spans 403 square meters, thoughtfully distributed across three levels. Upon entering the main floor, you are greeted by a spacious foyer that seamlessly connects to a large open-plan living and dining area, ideal for social or family gatherings. The fully equipped kitchen is ready to inspire your culinary creativity, while the office provides an excellent space for productivity. A serene master bedroom, featuring an en-suite bathroom with both a bathtub and a shower, ensures privacy and comfort. Additionally, there is a guest toilet for added convenience. The living room opens onto a generous porch, extending the indoor living space outdoors, where nature awaits just steps away.

This magnificent outdoor area, spanning 2,700 square meters, is beautifully landscaped. Here, you will find a luxurious heated pool surrounded by mature trees, perfect for cooling off on warm days. A poolside bar adds a resort-like touch, ideal for gatherings or moments of relaxation. Scattered throughout the grounds are hidden corners designed for meditation, reading, or enjoying intimate conversations in complete privacy. Imagine dining outdoors under the stars, surrounded by lush greenery, a truly idyllic experience.

On the second floor, you will discover two exquisite suites, each a true oasis of luxury, with its own full bathroom and fitted wardrobes. There are also two additional bedrooms, each with en-suite bathrooms and built-in closets. The lower level offers a functional yet elegant space, featuring a utility room, a laundry room, ample storage, a two-car garage, and a fully independent apartment. This apartment, complete with two bedrooms, a kitchen, and a bathroom with a shower, is perfect for guests or family members.

The property also provides additional parking space, all secured by an automatic gate, a comprehensive alarm system, and 24-hour surveillance for peace of mind. Located in an exclusive gated community in Benahavís, the home sits perfectly between this renowned gastronomic village and the coastline.

This is a place where natural beauty and tranquility meet, offering its residents an idyllic lifestyle with endless opportunities for leisure, fine dining, and relaxation. More than just a home, this is a sophisticated retreat that promises an elevated standard of living in one of the most coveted areas of the Costa del Sol.

The abridged information document is available. Expenses: Taxes (ITP or VAT+AJD) + notary...

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