

# Malaga Villa

€3,650,000

Ref: X22019



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1,233 m<sup>2</sup>



526 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€3,650,000 (£3,075,855)
Transfer tax 7% .....	€255,500 (£215,310)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,528)
Remainder of deposit to 10% .....	€362,000 (£305,057)
Final Payment of 90% on completion ....	€3,285,000 (£2,768,270)

\* 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

Situated in the prestigious community of Los Flamingos, Benahavís, this exceptional villa harmoniously combines refined comfort with modern convenience. Ideally located just a ten-minute drive from the renowned marina of Puerto Banús, the property boasts six beautifully appointed en-suite bedrooms, ideal for a large family or hosting guests.

The first floor features a sleek kitchen and a spacious living room that connects to a covered terrace. This outdoor area leads to a private swimming pool surrounded by a meticulously curated garden, offering an ideal setting for relaxation under the sun or entertaining friends and family.

Also located on this level is a guest bedroom with direct access to a private terrace. The upper floor hosts three additional bedrooms, including the master suite, which boasts a spacious terrace with panoramic views.

The lower ground floor includes a private garage with ample capacity, two storage rooms—one of which may be converted into a home gym—as well as an additional bedroom and a utility room, ensuring optimal functionality.

The villa is offered fully furnished, showcasing impeccable taste and attention to detail throughout, and is ready to be enjoyed from day one. Enhanced by smart home technology, it offers a seamless blend of modern convenience, comfort, and security.

This remarkable property presents a rare opportunity to own a residence in one of southern Spain's most coveted locations.

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