

# Benahavis Villa

€4,500,000

Ref: X22056



8



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4,745 m<sup>2</sup>



967 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€4,500,000 (£3,795,300)
Transfer tax 7% .....	€315,000 (£265,671)
Notary fees (approx) .....	€750 (£633)
Land registry fees (approx) ...	€750 (£633)
Legal fees (approx) .....	€1,500 (£1,265)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,530)
Remainder of deposit to 10% .....	€447,000 (£377,000)
Final Payment of 90% on completion ....	€4,050,000 (£3,415,770)

\* 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

Exclusive Mediterranean Villa in Marbella Club Golf Resort – Luxury, Innovation, and Unrivalled Views Nestled in the heart of the prestigious Marbella Club Golf Resort, this exceptional Mediterranean-style villa represents the ultimate in elegance, comfort, and refined living. Fully renovated and in excellent condition, the property sits on a 4,746 m<sup>2</sup> plot with a built area of 794 m<sup>2</sup>, occupying one of the resort's most privileged frontline golf positions, offering direct access to the course and commanding panoramic views over the sea, mountains, golf course, and surrounding countryside. Accessed via a charming cobbled driveway that elegantly separates the lower garage from the main entrance, framed by a landscaped courtyard with a fountain, the villa opens into a spacious and bright entrance hall that flows effortlessly into the main living spaces. The main level features a 70 m<sup>2</sup> living room with fireplace, high ceilings, and direct access to a colonial-style terrace with spectacular views over the garden, pool, and natural surroundings. This floor also offers a TV lounge, separate formal dining room, fully equipped classic kitchen with central island, pantry, and high-end appliances ideal for culinary enthusiasts, along with an office or study, en-suite guest bedroom, guest toilet, and direct access to the terraces. The upper floor hosts a luxurious master suite with fireplace, his-and-hers dressing rooms, dual en-suite bathrooms, a spacious sitting area, and two private terraces with captivating views. Two additional en-suite bedrooms are also located on this floor, one overlooking the entrance patio and the other with access to the main terrace. The lower level, bathed in natural light, is dedicated to wellness and entertainment, featuring a private cinema with Dolby Surround system, gym, games room, steam room, wine cellar, laundry room, technical rooms, multiple storage spaces, and an independent two-bedroom apartment with its own entrance, perfect for guests or staff, as well as an additional suite with garden access. The covered garage can accommodate three to four vehicles. Outside, the meticulously maintained gardens feature an automatic irrigation system and surround a 12 × 7-meter pool with sun deck, pergola, changing rooms with shower, and an elegant built-in barbecue area, ideal for outdoor entertaining. The villa is equipped with an extensive range of cutting-edge features including underfloor heating throughout, hot and cold air conditioning, smart home system, automatic security blinds and curtains, double glazing, alarm system with security cameras, video intercom, secure entry, high-speed Wi-Fi internet, 24-hour maintenance and concierge services, and the option to acquire the property fully furnished. Located within a gated community with permanent security, Casa La Guapa offers an unmatched lifestyle for those seeking absolute privacy, breathtaking views, advanced technology, and proximity to Marbella, Puerto Banús, and th...

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