

# Benalmadena

## Apartment / Apartamento

€1,350,000

Ref: X22534



3



2



130 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                         |
|---------------------------------|-------------------------|
| Property price .....            | €1,350,000 (£1,164,915) |
| Transfer tax 7% .....           | €94,500 (£81,544)       |
| Notary fees (approx) .....      | €750 (£647)             |
| Land registry fees (approx) ... | €750 (£647)             |
| Legal fees (approx) .....       | €1,500 (£1,294)         |

## Standard form of payment

|   |                         |
|---|-------------------------|
| Reservation deposit .....               | €3,000 (£2,589)         |
| Remainder of deposit to 10% .....       | €132,000 (£113,903)     |
| Final Payment of 90% on completion .... | €1,215,000 (£1,048,424) |

\* 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

When Perfection Truly Exists

The One is more than just an address – it's a promise of peace, space, light, and a life you no longer have to dream about.

This unique penthouse home perfectly blends elegance with comfort, top-tier technical quality with soulful bohemian charm. Everything is on one spacious, bright level where every detail has been carefully thought out.

Living Spaces

3 bedrooms

2 bathrooms, including an en-suite in the master bedroom

Utility/technical room conveniently located next to the entrance

Private elevator directly from the garage to your home and your private rooftop terrace.

As you enter, you're welcomed by an open view that flows through the kitchen, dining, and living areas – extending seamlessly to the amazing sea view terrace, enhanced with high-quality 9-meter electric sunshades with wind sensors.

Mornings begin with birdsong and the first rays of sun, and evenings end gazing at the silhouette of the African coast.

The boho-inspired interior complements the clear and practical floor plan, while water-circulated underfloor heating and cooling ensure comfort year-round.

The upgraded kitchen features an enlarged island, plenty of workspace, premium appliances, and a wine cooler.  
Rooftop Oasis

Access your private rooftop terrace directly by elevator from inside your home and garage! A perfect retreat to relax, spend time with family, or host unforgettable evenings.

2 manually adjustable sunshades over a pergola with a large dining table

4-5 person jacuzzi and outdoor shower

Summer kitchen with grill and fridge

Premium outdoor furniture for stylish lounging

Video intercom with gate access control

Verisure alarm system (transferable)

Fiber-optic internet enhanced with a booster (contract transferable)

Community offers:

2 parking spaces

2 storage rooms

Elevator access directly from garage to home and rooftop

Fully equipped gym with sea views

Spectacular infinity pool area with breathtaking panoramic views

Location

Located in the sought-after and tranquil area of La Capellanía, combining privacy, natural surroundings and stunning sea views, yet close to all services:

Free regular city shuttle to the beach and Carrefour shopping center from the nearby stop.

Only 600 m walking distance to Carvajal Beach

About 20 minutes uphill on foot to Carrefour