

# Benahavis

## Apartment / Apartamento

€1,150,000

Ref: X22963



3



3



213 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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C/ Mérida de Jarales, 5

## Property Purchase Expenses

Property price .....	€1,150,000 (£996,935)
Transfer tax 7% .....	€80,500 (£69,785)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,300)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,601)
Remainder of deposit to 10% .....	€112,000 (£97,093)
Final Payment of 90% on completion ....	€1,035,000 (£897,242)

\* 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

Magnificent Duplex Penthouse located in the exclusive Monte Halcones development, this 3-bedroom property with all en-suites plus a guest toilet combines luxury, privacy, and spectacular views. Elevated 200 m above sea level, it enjoys fresh breezes and 180° panoramic views stretching from Marbella and La Concha to San Pedro, Atalaya, the Mediterranean, and on clear days, Morocco. Privileged location Just 10–15 minutes from San Pedro, Puerto Banús, and Marbella, with easy access to highways. Málaga Airport is 50 minutes away and Gibraltar 70 minutes. Peace and privacy close to all amenities. Exclusive and spacious Corner property with private staircase, distributed over two levels. The upper floor features the master suite with a 20 m² bathroom (spa shower, bathtub, double sink), walk-in closet, and two terraces. The lower floor offers a bright living-dining room with south and west-facing terraces, two guest bedrooms, and a service terrace. Outdoor living Expansive terraces with large windows, BBQ area, drinks fridge, and dining space for 10. Five terraces in total. Kitchen and interiors Fully fitted kitchen with granite countertops, breakfast bar, and ample storage. Interior stylishly designed by the owners with over 25 years of experience (furniture negotiable). Monte Halcones Gated community with two private pools, mature gardens, and high-quality construction. Key features: Aluminum windows and doors with double glazing, integrated shutters and mosquito screens, marble floors, electric awnings with wind sensors, fireplace, hot and cold air conditioning, filtered water system, fitted wardrobes, video intercom, high-speed Wi-Fi, five private terraces, all bedrooms en suite plus independent guest toilet, two private pools within a gated community with established gardens, and immediate outdoor parking. Ideal as a permanent residence, holiday home, or investment with high rental potential.

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