

# Benahavis Villa

€2,495,000

Ref: X21268



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3,660 m<sup>2</sup>



889 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€2,495,000 (£2,162,616)
Transfer tax 7% .....	€174,650 (£151,383)
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 (£2,600)
Remainder of deposit to 10% .....	€246,500 (£213,661)
Final Payment of 90% on completion ....	€2,245,500 (£1,946,354)

\* 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

This exclusive villa, with its majestic 889 square meters of construction, offers a unique and enchanting experience in the prestigious Montemayor urbanization in Benahavís. Built in 2007, this property is more than just a house; it is an oasis of luxury and comfort that allows you to immerse yourself in an idyllic lifestyle.

Stepping into this villa is stepping into a world of opulence and elegance. With more than 20 different interior spaces, including 5 bedrooms, 5 bathrooms, and a guest toilet, every corner is designed to delight your senses and provide you with maximum comfort.

The spacious main area will surprise you with panoramic views of the sea and the mountains, inviting you to immerse yourself in the natural beauty surrounding the property. The bright living room, with its huge windows and direct access to the lush garden, offers a cozy retreat where you can relax by the fireplace. The open-plan kitchen and spacious dining room are the perfect setting to enjoy delicious meals while contemplating the landscape. And let's not forget the breakfast room, a special place to start the day with views of the countryside and the pool, awakening all your senses. The dreamy garden is a true gem, with its wooden lookout offering breathtaking views of the mountains and the Mediterranean Sea. Enjoy the fresh air and sun in the outdoor pool or relax on the semi-covered terrace while you delight in the tranquility of the surroundings.

But the villa doesn't stop there. It also features an impressive indoor pool, sauna, and Turkish bath, perfect for relaxing and rejuvenating body and mind. In addition, multiple storage rooms, a cinema room, a games room, laundry and a closed garage with space for up to 4 vehicles complete the amenities of this dream residence.

Recently painted both inside and out its potential is undeniable. Turn this unique property into your own personal paradise and create unforgettable memories in an environment of unparalleled luxury and elegance.

Welcome to your dream home! ALA

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