

# Benahavis Villa

€2,100,000

Ref: X21323



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1,050 m<sup>2</sup>



298 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€2,100,000 (£1,757,448)
Transfer tax 7% .....	€147,000 (£123,021)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,255)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,511)
Remainder of deposit to 10% .....	€207,000 (£173,234)
Final Payment of 90% on completion ....	€1,890,000 (£1,581,703)

\* 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

If you are searching for a villa in the peaceful area of Puerto del Almendro, within a gated community and boasting breathtaking views, look no further, we have the perfect property for you.

The villa's entrance features an exterior parking space, as well as a pedestrian path that leads you into the Mediterranean-style ambiance of the home.

The expansive entrance hall seamlessly divides the ground floor into two distinct areas. To the right, you will find a spacious living-dining room featuring a cozy fireplace, which opens directly onto a charming outdoor porch and the inviting pool area and garden. Adjacent to this is the fully equipped kitchen, complemented by a convenient separate laundry room. To the left, the sleeping quarters offer two generously sized bedrooms, each with its own en-suite bathroom, as well as a guest powder room for added convenience.

A grand staircase leads from the entrance hall to the upper floor, where you will discover the luxurious master bedroom, complete with an expansive en-suite bathroom that exudes sophistication and elegance. The master suite also features a private terrace, offering panoramic views of La Concha and the stunning natural landscape of Puerto del Almendro, the perfect setting to enjoy breathtaking sunrises and tranquil summer evenings. The second bedroom also enjoys remarkable views and its own en-suite bathroom, ensuring comfort and privacy for all residents.

A perfect family home in a peaceful, well-connected area. Do not hesitate to schedule a visit today. We are confident you will fall in love with it.

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