

Malaga Villa

€2,630,000

Ref: X21684



4



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1,769 m²



360 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

| | |
|---------------------------------|-------------------------|
| Property price | €2,630,000 (£2,229,188) |
| Transfer tax 7% | €184,100 (£156,043) |
| Notary fees (approx) | €750 (£636) |
| Land registry fees (approx) ... | €750 (£636) |
| Legal fees (approx) | €1,500 (£1,271) |

Standard form of payment

| | |
|---|-------------------------|
| Reservation deposit | €3,000 (£2,543) |
| Remainder of deposit to 10% | €260,000 (£220,376) |
| Final Payment of 90% on completion | €2,367,000 (£2,006,269) |

* 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

Located in the prestigious area of Los Flamings, Benahavis, this luxury villa offers an unrivalled living experience on the Costa del Sol. Spanning 1,769m² of plot, the property stands out for its modern design and stunning sea views. The 360m² villa has four bedrooms and four bathrooms, three of which are en-suite, providing ample and comfortable living space for the whole family.

The villa has been designed with attention to detail, incorporating high quality features such as air conditioning, underfloor heating throughout and porcelain flooring. The kitchen is fully equipped, ideal for foodies. The double-glazed windows ensure perfect insulation, while the armoured door offers additional security. Furthermore, the property boasts fitted wardrobes and covered and uncovered terraces that allow you to enjoy the Mediterranean climate all year round. The exterior of the villa is equally impressive, with a private garden and infinity pool that invites you to relax and enjoy the natural surroundings. The private garage adds convenience and security, completing this exclusive offer that presents itself as a unique opportunity in the real estate market.

Situated close to renowned golf courses and within easy reach of the vibrant towns of Puerto Banús, Marbella and Estepona, this villa offers an unbeatable location for those looking to combine tranquillity and accessibility. The Los Flamings development is known for its exclusivity and proximity to services and amenities, making this property an ideal choice for those seeking a luxury home on the Costa del Sol.

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