

Benahavis

Apartment / Apartamento

€875,000

Ref: X22616



3



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153 m²



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Consumption
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Emissions
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Property Purchase Expenses

Property price	€875,000 (£758,450)
Transfer tax 7%	€61,250 (£53,092)
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%	€84,500 (£73,245)
Final Payment of 90% on completion	€787,500 (£682,605)

* 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

Welcome to this charming one-level apartment situated in the exclusive gated community of El Real de los Halcones, a peaceful enclave just a short drive from the heart of Benahavis and Marbella. Known for its elegant architecture, manicured gardens, and unbeatable location, this complex offers both tranquility and convenience — with a selection of restaurants, cafés, and a well-stocked supermarket located just below the development, all within easy walking distance. This bright and beautifully maintained 3-bedroom apartment enjoys a south-west orientation and boasts sweeping panoramic views of the Mediterranean, the surrounding hills, and stunning sunsets.

Layout & Features:

As you enter the apartment, a welcoming hallway with a small wardrobe leads into a spacious kitchen to the left, perfect for cooking and entertaining. Straight ahead, the generous open-plan living and dining area invites you to relax and enjoy the views. This space flows seamlessly onto a large terrace, cleverly divided into three sections: one open, one covered, and one enclosed with glass curtains — offering a perfect outdoor setting for every season. To the left of the living area, a corridor leads to the sleeping quarters. The two guest bedrooms mirror each other, each with an en-suite bathroom and charming French balconies. At the end of the hallway, the exceptionally large master bedroom features ample wardrobe space, an en-suite bathroom, and access to a private terrace with the same breathtaking views.

A Rare Bonus:

This apartment comes with a huge private garage with space for two cars, situated just a few steps from the entrance to the apartment. A truly rare and valuable feature in the area, offering both security and convenience. Please note that the property is sold unfurnished. Whether you're looking for a full-time residence, a holiday home, or a sound investment, this apartment is a fantastic opportunity to own a piece of the Costa del Sol lifestyle.

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