+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

# Land in Benahavís

Reference: R5310508



Bedrooms: by request

Bathrooms: by request

M² Build size:

Price: 549,000 €

Status: Sale

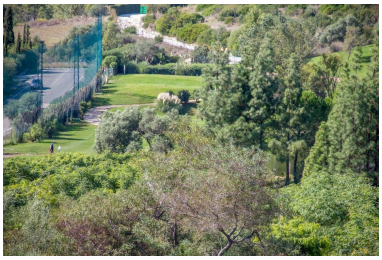
Property Type: Land

Parking places: by request

M² Plot Size: 1,042











Overview:

Commanding an enviable position within the highly prestigious residential enclave of Puerto del Almendro, Benahavís, in the sun-drenched heart of Southern Spain, this exquisite 1,042 m² residential plot represents an unparalleled opportunity. Basking in an ideal south-westerly orientation, it offers breathtaking panoramic nature views that stretch across the verdant landscape, promising a life of serene beauty. This is the ultimate setting to envision and create an architectural masterpiece: a luminous villa designed to embrace abundant natural light, featuring expansive, sun-drenched terraces perfect for sophisticated al-fresco living and entertaining, culminating in truly spectacular, painterly sunsets – all within an ambiance of profound peace and exclusivity.

## Discover Puerto del Almendro: A Coveted Location in Benahavís

Benahavís, often lauded as the "Culinary Capital of the Costa del Sol," is more than just a destination; it's a lifestyle. Nestled gracefully between the mountains and the sea in Southern Spain, it combines the charm of a traditional Andalusian village with the sophistication of a luxury retreat. This region is celebrated for its stunning natural beauty, award-winning golf courses, and an unwavering commitment to privacy and exclusivity. Puerto del Almendro, an established and highly sought-after community within Benahavís, exemplifies this luxury, offering residents a tranquil sanctuary away from the bustle, yet remaining exceptionally well-connected to all the vibrant attractions of the Costa del Sol.

Strategically set along the scenic Ronda Road A 397, this plot boasts a perfect blend of secluded privacy and outstanding convenience. The vibrant coastal town of San Pedro de Alcántara, with its charming boutiques, exquisite dining, and beautiful beaches, is just a swift 7-minute drive away. The legendary marina of Puerto Banús, synonymous with luxury yachts, high-end shopping, and glamorous nightlife, can be reached in a mere 15 minutes. For everyday essentials and spontaneous indulgences, the Monte Halcones Shopping Centre, featuring a variety of restaurants, convenient services, a pharmacy, and a well-stocked El Corte Inglés supermarket, is incredibly close, only a 5-minute drive from your doorstep.

## Unleash Your Vision: Building Your Bespoke Dream Home

This prime plot offers a flawless foundation for immediate development. The area is fully equipped with all necessary infrastructure for modern living, including readily available water, electricity, and telephone connections, ensuring a smooth and straightforward start to your construction project. The planning regulations are highly favorable, allowing for the construction of a magnificent single-family home spread over two levels, with a maximum height of 6 metres. With an estimated buildability of approximately 674 m², this generous allowance provides an extraordinary scope for designing and constructing a truly bespoke villa, perfectly tailored to your individual tastes, desires, and lifestyle requirements. Imagine grand living spaces, multiple bedroom suites, a state-of-the-art kitchen, and perhaps an infinity pool seamlessly blending with the horizon – the possibilities are limited only by your imagination.

The ample space and flexible planning parameters ensure that your future home can incorporate expansive interiors, private gardens, outdoor entertainment areas, and dedicated spaces for relaxation and wellness. Envision floor-to-ceiling windows capturing the stunning views, a meticulously landscaped garden designed for tranquility, and terraces that become extensions of your living space, ideal for enjoying the Mediterranean climate year-round. This plot is more than just land; it's a blank canvas inviting you to create a personalized haven of luxury.

## A Golfer's Paradise and Nature Lover's Retreat

For golf aficionados, this location is an absolute dream. The plot is enveloped by some of the Costa del Sol's most renowned and prestigious golf courses, offering an unparalleled lifestyle for those who cherish the sport. Los Arqueros Golf and Country Club, La Quinta Golf and Country Club, the distinguished Real Club de Golf Guadalmina, and the picturesque El Higueral Golf are all within less than a 10-minute drive. This proximity ensures that a world-class round of golf is always just moments away, enhancing the allure of this prime real estate opportunity.

Beyond the greens, the property's connection to nature is one of its most defining features. The consistent nature views, combined with the tranquil atmosphere, provide a peaceful escape from the everyday. The spectacular sunsets, a daily spectacle from your future terraces, add a touch of magic, painting the sky with vibrant hues and creating unforgettable moments. This unique combination of natural beauty, privacy, and open-view sunsets makes this plot a truly exceptional offering.

## Investment Details and Legal Information

This plot represents a perfect canvas for your project, offering an enviable blend of nature, privacy, and open-view sunsets. Seize this opportunity to build your bespoke luxury villa in one of Southern Spain's most desirable locations.

Estimated costs payable by the buyer: The purchase is subject to Transfer Tax (ITP) pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the price stated in the title deed and the cadastral reference value (Article 10 of the Revised Text of the Transfer Tax and Stamp Duty Act – TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances.

The costs of the public deed before a Notary and registration at the Land Registry are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. As a general estimate, notary fees may range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative handling fees (gestoría), if voluntarily appointed, are freely agreed and are estimated to range between €300 and €500.

The municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller pursuant to Article 104 of the Revised Text of the Local Finance Act (TRLRHL). Total estimated cost payable by the buyer: [XXX,XXX] (+10%) This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) of the Revised Text of the General Law for the Protection of Consumers and Users (TRLGDCU). The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller.

Features:

Alarm system