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Villa in Benahavís

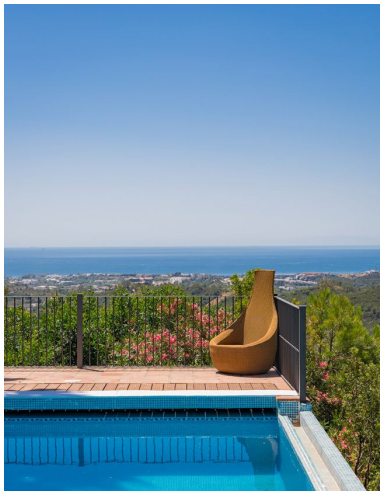
Reference: R5407639



Bedrooms: 5
Bathrooms: 5
M² Build size: 414
Price: 1,795,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 3,050













Overview:

Nestled in one of Montemayor's most privileged locations, this elegant five-bedroom Mediterranean villa offers an exceptional blend of privacy, spaciousness, and panoramic views of the sea, mountains, and valley. Set on a generous 3,050 m2 plot, it harmoniously integrates with its natural surroundings, creating a serene retreat perfect for embracing the Mediterranean lifestyle in absolute tranquility.

With 414 m2 across three levels, the villa is bathed in natural light, a result of its south-facing orientation and expansive windows that beautifully merge the landscape with the interior. This unique property conveys an immediate sense of home, featuring welcoming spaces and Mediterranean architecture designed for true enjoyment. The spacious, double-height living and dining room stands out, boasting wooden ceilings, an impressive fireplace, and charming corners to admire the captivating views.

The independent, fully equipped kitchen includes a pantry and direct access to a cozy terrace, ideal for peaceful mornings enjoying views of the valley and natural surroundings.

Designed for comfort, privacy, and rest, the villa offers five luxurious bedrooms, all with en-suite bathrooms, plus an additional guest toilet. The principal suite boasts generous proportions, a spacious walk-in wardrobe, an en-suite bathroom, and a private terrace with magnificent open views. Other bedrooms maintain intimacy with pleasant landscape vistas.

The outdoor areas invite year-round open-air living. From the living room, a large covered terrace with an outdoor dining area and barbecue seamlessly connects to the garden and swimming pool. Here, panoramic views of the sea, mountains, and nature create an unparalleled setting for relaxation, family gatherings, or entertaining.

The beautifully landscaped garden, with Mediterranean vegetation, provides freshness, privacy, and a wonderful sense of disconnection. Every outdoor space reinforces the villa's integration with its environment, allowing full enjoyment of Montemayor's inherent calm. The property is equipped with centralised air conditioning, integrated sound system, lift, laundry, storage, private garage for two vehicles, exterior parking for three additional cars, and a private security system.

Living in Montemayor offers unparalleled privacy, exclusivity, and connection with nature. This prestigious gated community, ideally located in Benahavís, Southern Spain, ensures a peaceful, protected environment with 24-hour security and restricted access. Just minutes from premier golf courses, essential services, the charming village of Benahavís, and vibrant Marbella, it retains the profound silence, absolute privacy, and pure air that define Montemayor as a truly special enclave.

Estimated costs payable by the buyer: The purchase of this property 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: €1,974,500. 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.

ALA

Features:

Pool, Sea views, None, Private garden, Alarm system, Parking