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Apartment in Benahavís

Reference: R5469388



Bedrooms: 3
Bathrooms: 2
M² Build size: 128
Price: 625,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Welcome to an unparalleled sanctuary where privacy, breathtaking vistas, and sophisticated luxury converge. If you envision a life embraced by serenity and bathed in the golden hues of Mediterranean sunsets, this exquisite corner ground-floor apartment is your definitive destination. Strategically positioned within one of El Paraíso's most esteemed private enclaves, this residence offers not just a home, but a complete lifestyle experience, making it a jewel in the crown of Southern Spain's illustrious Costa del Sol.

From the moment you step inside, the allure of this property becomes evident. As a highly desirable corner unit, it benefits from enhanced privacy and abundant natural light, creating an atmosphere of open tranquility. The apartment distinguishes itself with an expansive private garden, a verdant extension of your living space, offering a personal haven for relaxation, al-fresco dining, or simply enjoying the gentle sea breeze. Complementing this outdoor paradise is an exceptional glass-enclosed terrace, masterfully designed to function as a seamless second living area. Here, panoramic sea views unfold before your eyes, offering a daily spectacle of the Mediterranean's azure expanse, culminating in the most spectacular sunsets imaginable – a truly captivating backdrop for every moment.

The interior of this residence reflects a commitment to understated luxury and practical elegance. Boasting three generously proportioned bedrooms, each offering comfort and personal space, the layout also includes a versatile fourth room. This flexible space can be effortlessly adapted to serve as a private office, an inspiring art studio, a dedicated media room, or an additional guest suite, catering to your unique lifestyle needs. Two full, exquisitely appointed bathrooms provide a spa-like retreat, ensuring convenience and indulgence for residents and guests alike. The heart of the home is an open-plan gourmet kitchen, a culinary haven fully equipped with top-tier appliances and ample counter space, designed for both everyday functionality and entertaining with flair. Throughout the apartment, optimal comfort is assured year-round with central air conditioning for cooling breezes in summer and underfloor heating to create a warm, inviting ambiance during cooler months. Furthermore, the property includes dedicated underground parking and a secure storage room, adding layers of convenience and peace of mind.

Beyond the elegant confines of this apartment lies an invitation to an extraordinary resort-style lifestyle. The exclusive gated community prioritizes your security and well-being, offering robust 24-hour security surveillance and a dedicated concierge service that caters to your needs with discreet efficiency. Residents gain access to an impressive array of world-class amenities designed to enrich every day. Immerse yourself in the tranquility of multiple swimming pools, including a heated option for year-round enjoyment, perfect for a refreshing dip or leisurely laps. Stay active and energized in the state-of-the-art gymnasium, or unwind with a cocktail at the inviting on-site bar. The meticulously manicured gardens, adorned with sparkling fountains and serene ponds, provide idyllic settings for peaceful strolls and moments of quiet contemplation, truly transforming the community into a luxurious oasis.

This magnificent property is nestled in El Paraíso, a prestigious enclave within the highly coveted municipality of Benahavís. Recognized as one of the most sought-after and exclusive areas on the entire Costa del Sol, Benahavís is synonymous with luxury, natural beauty, and a vibrant international community. El Paraíso itself is celebrated for its championship golf courses, sophisticated dining establishments, and immediate access to pristine beaches, offering a perfect blend of tranquil living and vibrant social opportunities. Its prime location in Southern Spain ensures excellent connectivity to the glamorous Puerto Banús and the charming Old Town of Marbella, allowing residents to indulge in high-end shopping, gourmet restaurants, and a lively cultural scene just a short drive away. Investing in this property means securing not just a home, but a slice of an iconic Mediterranean dream, a smart decision in one of Europe's most desirable locales.

The Abbreviated Information Document (DIA) is available upon request. Estimated expenses to be borne by the buyer: The purchase is subject to the Property Transfer Tax (ITP), (Law 5/2021 on Ceded Taxes), with a maximum general rate of 7%. The tax base shall be the higher value between the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs for the public deed and registration in the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. Rough estimate between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Gestoría (if hired voluntarily, free-market fees): Estimate between €300 and €500. Municipal capital gains tax (IIVTNU) expenses are borne by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €702,900. This estimate is indicative and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller. CN1.

Features:

Pool, Lift, Private garden, Parking