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Penthouse in Higueron

Reference: R5524594



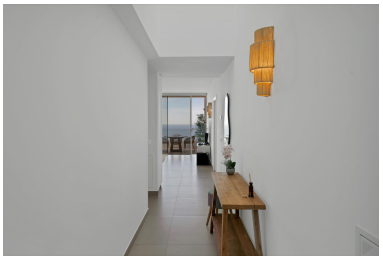
Bedrooms: 4
Bathrooms: 3
M² Build size: 244
Price: 1,225,000 €
Status: Sale
Property Type: Penthouse
Parking places: by request
M² Plot Size: 244













Overview:THIS IS WHERE THE BUILDING ENDS and everything else begins Every building has an ending. A last wall, a last window, the point where architecture gives way to landscape. This penthouse lives exactly there. On the corner of Stupa Hills, in Benalmádena, there is no one on the other side of the wall. No neighbour's terrace at your level. No window looking into yours. No curtain you need to draw, just in case. Only air. And, below, the entire Mediterranean. 7:40 a.m. You wake up upstairs. Not to an alarm, but to the light, which comes in uninvited because nothing stands in its way. You step onto the terrace barefoot, still in whatever you slept in. You don't wonder who might see you. That question simply doesn't exist here. 11:00 a.m. A video call. Behind you, the sea does what it does best: it makes your life look a little better than everyone else's on screen. They're probably right. 5:30 p.m. Down to the infinity pool. The edge of the water melts into the same horizon you just left upstairs. Spa, gym, a Pilates class if you feel like it. Or nothing at all. Here, nothing is also a plan. 9:00 p.m. The house fills up. Friends, family, whoever you choose. And still, everyone has their own place, because this penthouse has something almost none do: two master suites. In most homes, someone always ends up in "the other room." Here, there is no other room. There are two ways to wake up facing the sea, each with its privacy intact. Four bedrooms and three bathrooms across two floors, designed for hosting without giving up the option to disappear. 12:30 a.m. Silence. The coastline lights trace Málaga on one side and Marbella on the other. You're in between. On your corner. For years, luxury was sold as accumulation: more square metres, more marble, more things. Real luxury is about what's missing. The neighbour. The noise. The building across the street. That feeling of living in someone else's shop window. What remains is what matters: horizon, light, space and time. When you want to rejoin the world, it's right there. Supermarket, restaurants, Benalmádena Pueblo and the beach within minutes. The A-7 next door. The airport close by. Two parking spaces, an EV charger and a storage room, so arriving and leaving takes no effort at all. And when you're away, the home can keep working for you as a high-end holiday rental, subject to applicable regulations and licences. Enjoy it in the morning, and understand in the afternoon why it was a smart decision. Some views fit in a photograph. Not this one. This one has to be felt with the wind on your face, on the corner where the building ends and there's no one else. Just you. And the sea. LBB Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP), (Law 5/2021 on Transferred Taxes), whose general maximum rate is 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry registration costs are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. Estimated range between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative services (gestoría) (if voluntarily contracted, fees are freely set): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). Total estimated cost for the buyer: €1,347,500. This estimate is indicative and 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.

Features:

Pool, Lift, Private garden, Alarm system, Parking