

BENAHAVÍS

Apartment in Benahavís

530,000 €

REFERENCE R5555410

2	2	106 m²	26 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE








Description

Located in the exclusive and well-established urbanization of Altos de la Quinta 2 (Benahavís), this elegant first-floor apartment offers an unparalleled combination of tranquility, privacy, and breathtaking views. With 146m2 built square meters, 25m2 of terrace and 14m2 common areas, developed in 2004, the property stands out for its excellent condition and intelligent layout, designed to make the most of natural light. Layout and Main Features: * Unforgettable Views: Its large terrace is a private balcony overlooking the Mediterranean and the natural surroundings of La Quinta. Enjoy unique sunrises and sunsets over the mountains. * Sleeping Area: It features 2 spacious bedrooms with built-in wardrobes. The master bedroom has a luxurious en-suite bathroom, offering a space of total privacy. * Bathrooms: 2 full bathrooms with high-quality finishes. * Living-Dining Room: A cozy and bright space with direct access to the terrace, ideal for al fresco dining or moments of relaxation. * Kitchen: Fully equipped and renovated, with a separate laundry room. Qualities and Details: * Year of construction: 2004 (solid construction to modern standards). * High-quality marble floors. * Centralized hot/cold air conditioning. * Parking space included. About the Urbanization and Surroundings: Altos de la Quinta is known for being one of the most serene and safe areas on the Costa del Sol. The complex features impeccable tropical gardens and a large communal swimming pool. Just minutes away from the prestigious La Quinta Golf & Country Club, and with quick access to San Pedro de Alcántara,Puerto Banús, and Marbella, this property is ideal as a permanent residence, a second holiday home, or a highly profitable investment. Estimated buyer's costs: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Ceded Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the deeded price or the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry registration fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). Indicative estimate: between €500 and €2,000 for notary fees, and between €250 and €1,500 for registry fees. Administrative agency (gestoría) (if hired voluntarily, unregulated fees): estimated between €300 and €500. Municipal capital gains tax (plusvalía municipal / IIVTNU) is payable by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €530,000. This estimate is for guidance purposes only 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. Brokerage fees are paid by the seller. NPP

Details

Reference	R5555410	Property Type	Apartment
Status	Sale	Price	530,000 €
Bedrooms	2	Bathrooms	2
Build size	106 m²	Plot Size	–
Terrace	26 m²	Parking places	by request

Features

Pool, Lift, Private garden, Parking