## Sales - House - Benahavís

# 1.795.000€







**Ref.-ID: MIBGR5407639** **Benahavís** **House**

**Community: 2,904 EUR / year** **IBI: 1,177 EUR / year** **Rubbish: 18 EUR / year** **5** **5** **414 m2** **3050 m2**

Set in one of the most privileged locations within Montemayor, this elegant five-bedroom Mediterranean villa offers an exceptional combination of privacy, space and panoramic views of the sea, the mountains and the valley. Positioned on a 3,050 m2 plot, the property blends harmoniously into its natural surroundings, creating a serene retreat full of character and warmth, where the Mediterranean lifestyle can be enjoyed in complete tranquillity. With 414 m2 built and distributed over three levels, the villa stands out for its natural light, south-facing orientation and large windows, which allow the landscape to become part of every room. This unique property conveys an immediate sense of home, with welcoming spaces, characterful details and Mediterranean architecture that invites you to truly live and enjoy it. The spacious double-height living and dining room is one of the most special areas of the house, featuring wooden ceilings, an impressive fireplace and charming corners from which to admire the views. The independent, fully equipped kitchen includes a pantry and access to a cosy terrace, ideal for starting the day peacefully while enjoying views of the valley and the natural surroundings. The sleeping area has been designed to offer comfort, privacy and rest. The villa features five bedrooms, all with en-suite bathrooms, as well as an additional guest toilet. The principal suite stands out for its generous proportions, spacious walk-in wardrobe, en-suite bathroom and private terrace with open views. The remaining bedrooms maintain the same sense of intimacy and wellbeing, with pleasant views of the surrounding landscape. The outdoor areas invite year-round living in the open air. From the living room, there is access to a large covered terrace with an outdoor dining area and barbecue, perfectly connected to the garden and swimming pool. From here, the views of the sea, mountains and nature create a unique setting for relaxing, spending time with family or entertaining guests. The landscaped garden, with Mediterranean vegetation, brings freshness, privacy and a wonderful sense of disconnection. Every outdoor space reinforces the villa’s integration with its surroundings and allows you to fully enjoy the calm that defines Montemayor. The property is equipped with centralised air conditioning, an integrated sound system, a lift connecting all floors, a laundry area, storage room, generous storage spaces, a private garage for two vehicles, exterior parking for three additional cars and a private security system. Living in Montemayor is synonymous with privacy, exclusivity and connection with nature. This gated community offers 24-hour security and restricted access, ensuring a peaceful and protected environment surrounded by nature. All of this is just a few minutes from the best golf courses, services, the charming village of Benahavís and the vibrant energy of Marbella, yet with the silence, privacy and purity of air that make Montemayor a truly special enclave. 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: □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

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Fair Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Central Heating
- ✔ Fireplace

**Views**
- ✔ Sea Views

**Features**
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Barbeque
- ✔ Basement

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Garage

**Utilities**
- ✔ Drinkable Water