Sales - House - Benahavís

3.850.000€











Ref.-ID: MIBGR5535442 **Benahavís** **House**

Community: 3,096 EUR / year **IBI: 1,217 EUR / year** **5** **3** **460 m2** **2681 m2**

Located in the most privileged position within the exclusive community of Montemayor, in Benahavís, this recently built villa, completed in 2022, redefines the concept of luxury living in harmony with nature. Set on a generous plot of 2,681 m2, the property has been designed with a clear purpose: to make the blue of the Mediterranean and the green of the mountains the true protagonists of every room. Here, the architecture does not simply occupy the space; it engages with the landscape and frames it from every angle. With 460 m2 built and impeccably distributed over two levels, the home enjoys exceptional natural light thanks to its south-facing orientation and impressive floor-to-ceiling windows. The heart of the villa is a spacious open-plan living and dining area with a fireplace, seamlessly connected to an elegant designer kitchen equipped with a central island, work area and independent pantry. From every point, whether cooking, sharing a meal or relaxing by the fire, panoramic views of the sea and surrounding nature are always present. The villa features five generous bedrooms, each conceived as a private and serene retreat with direct views of the natural surroundings. The principal suite offers maximum comfort and includes a spacious walk-in wardrobe, a bathroom with spectacular sea views and two independent bedrooms wrapped in panoramic vistas. In addition, the property offers a bright and inspiring office, where working becomes a calm and contemplative experience overlooking the Mediterranean. The transition between indoors and outdoors is almost invisible. The social area opens onto a magnificent covered terrace, conceived as a true open-air summer lounge, with a relaxation area, outdoor dining space and barbecue area. All of this is set in front of a heated infinity pool that appears to merge with the horizon and the sea beyond. The landscaped garden is an ode to the Mediterranean lifestyle, with pathways winding through the plot among fruit trees, including loquat and lemon trees, bringing fragrance, freshness and privacy to the entire setting. The property combines beauty, comfort and efficiency. It is equipped with an aerothermal system, underfloor heating throughout the home and solar panels, offering a more responsible and efficient approach to energy management. It also features a spacious laundry area, generous storage spaces, a storage room, a private garage for two vehicles and advanced video surveillance and security systems. 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, a wide range of 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: □4,235,000. 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 Facing

Pool
- ✔ Private Pool

Climate Control
- ✔ Central Heating
- ✔ Fireplace

Views
- ✔ Sea Views

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

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Garage

Utilities
- ✔ Drinkable Water