MIBGROUP.ES

Sales - Plot - Benahavís

549.000€

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Ref.-ID: MIBGR5310508 **Benahavís** **Plot**

Community: 288 EUR / year **IBI: 78 EUR / year**

1042 m2

Nestled in the prestigious residential community of Puerto del Almendro in Benahavís, this 1,042 m2 residential plot enjoys a south west orientation and nature views, making it the ideal setting to create a bright villa with sun drenched terraces and spectacular sunsets in an atmosphere of complete tranquillity. Set along the Ronda Road A 397, within an established upscale area, the plot combines privacy with outstanding convenience. San Pedro de Alcántara is just 7 minutes away by car, Puerto Banús is 15 minutes away, and the Monte Halcones Shopping Centre, with restaurants, everyday services, a pharmacy and an El Corte Inglés supermarket, is only 5 minutes away. The area has the necessary infrastructure for water, electricity and telephone connections, making it easy to start your project. Planning regulations allow for a single family home over two levels with a maximum height of 6 metres and an estimated buildability of approximately 674 m2, offering excellent scope for a fully bespoke villa. For golf lovers, the plot is surrounded by renowned courses, with Los Arqueros Golf and Country Club, La Quinta Golf and Country Club, Real Club de Golf Guadalmina and El Higueral Golf all within less than 10 minutes by car. A perfect canvas for your project, nature, privacy and open view sunsets. Estimated costs payable by the buyer: The seller is a company and the property is a building plot, so the purchase is subject to 21% VAT (Law 37/1992 on VAT; the supply of building plots is not exempt, art. 20.One.20) and to Stamp Duty (AJD) at a rate of 1.2% (Law 5/2021 on Transferred Taxes), and not to Property Transfer Tax (ITP). Notarial deed and Property Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost ranges from □500 to □2,000 for notary fees and from □250 to □1,500 for registry fees. Administrative agency fees (gestoría) (if voluntarily contracted, with freely agreed fees): estimated between □300 and □500. The municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: □680,760. This estimate is indicative and provided in accordance with Art. 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller. ALA

Orientation
✔ South West Orientation

Climate Control
✔ Central Heating

Features
✔ Wood Flooring

Furniture
✔ Not Furnished

Security
✔ Alarm System

Utilities
✔ Drinkable Water




PUERTO DEL ALMENDRO





















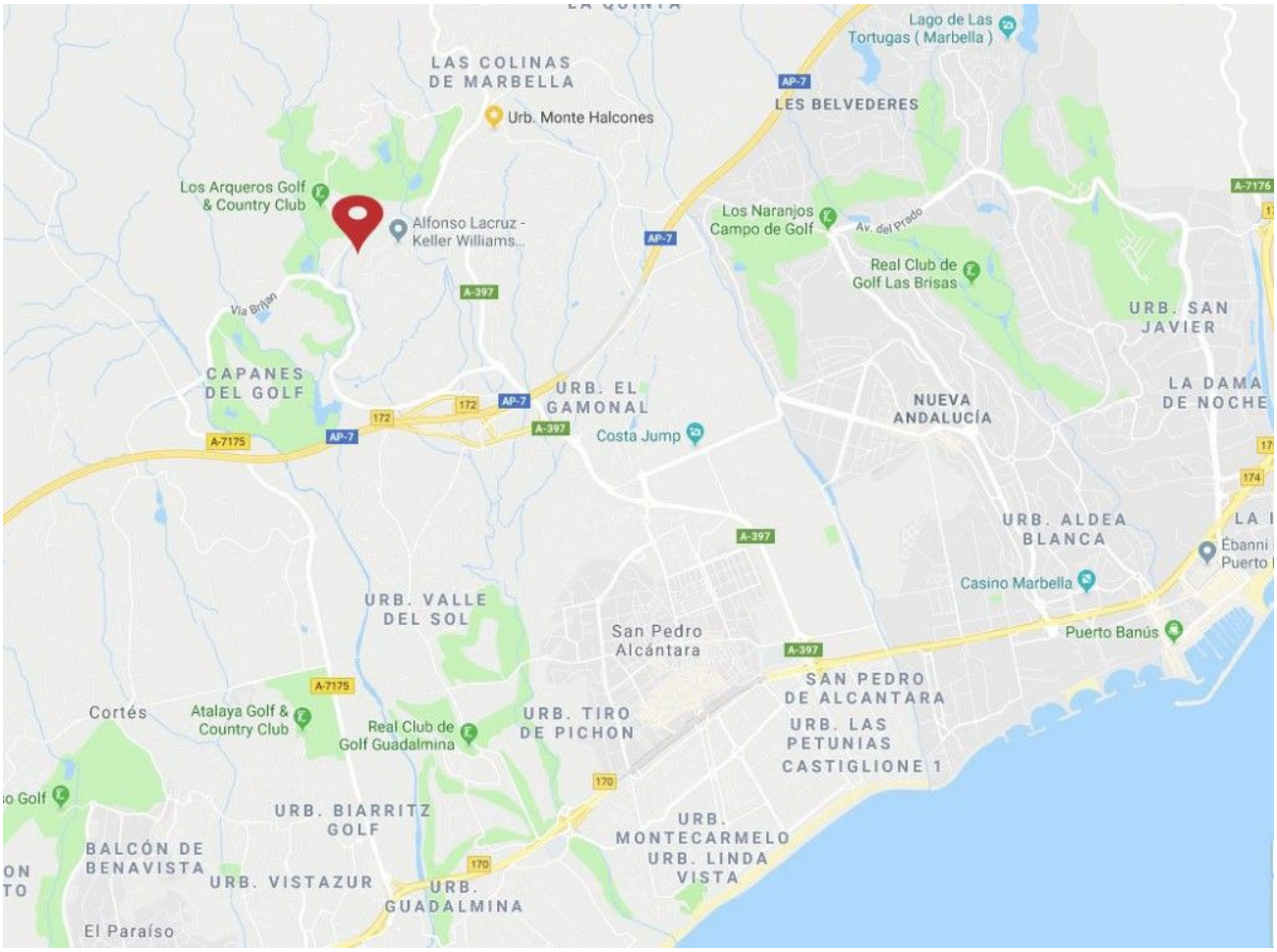











LAS COLINAS DE MARBELLA
Urb. Monte Halcones
Lago de Las Tortugas (Marbella)
LES BELVEDERES
Los Arqueros Golf & Country Club
Alfonso Lacruz - Keller Williams...
Los Naranjos Campo de Golf
Av. del Prado
Real Club de Golf Las Brisas
URB. SAN JAVIER
Via Brujan
CAPANES DEL GOLF
URB. EL GAMONAL
NUEVA ANDALUCÍA
LA DAMA DE NOCHE
Costa Jump
URB. ALDEA BLANCA
Casino Marbella
Puerto Banús
URB. VALLE DEL SOL
San Pedro Alcántara
SAN PEDRO DE ALCANTARA
Cortés
Atalaya Golf & Country Club
Real Club de Golf Guadalmina
URB. TIRO DE PICHON
URB. LAS PETUNIAS
CASTIGLIONE 1
URB. BIARRITZ GOLF
URB. MONTECARMELO
URB. LINDA VISTA
BALCÓN DE BENAVISTA
URB. VISTAZUR
URB. GUADALMINA
El Paraíso
AP-7
A-397
A-7175
A-7176
172
174
170