

Benahavis Villa

€2,495,000

Ref: X22999



5



7



1,217 m²



733 m²



✓



✓



Consumption
G

Emissions
Applied for

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Mijas Costa Office
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Property Purchase Expenses

| | |
|---------------------------------|-------------------------|
| Property price | €2,495,000 (£2,158,924) |
| Transfer tax 7% | €174,650 (£151,125) |
| Notary fees (approx) | €750 (£649) |
| Land registry fees (approx) ... | €750 (£649) |
| Legal fees (approx) | €1,500 (£1,298) |

Standard form of payment

| | |
|-----------------------------------------|-------------------------|
| Reservation deposit | €3,000 (£2,596) |
| Remainder of deposit to 10% | €246,500 (£213,296) |
| Final Payment of 90% on completion | €2,245,500 (£1,943,031) |

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

First impressions are meant to impress and this property does exactly that! Sitting regal and surrounded by one of the coasts most stunning golf courses, this residence is positioned within a highly regarded and securely gated urbanisation boasting 24 hour security services.

Entering the grounds, the tree lined driveway takes you up to the residence and its main entrance. The entrance hall itself is overlooked by an upper floor balcony that runs the length of the property. The lower hallway splits into 3 directions and takes you to the kitchen, ahead into the vast living room with accompanying dining area or along into the first double bedroom, one of 5 in the property.

On this ground floor the kitchen is open, airy and takes in magnificent views across the golf valley and over to La Concha mountain, looming majestically in the background. Decorated in warm golden tones alongside crisp whites, the kitchen is naturally illuminated by expansive windows along one side. In one corner the breakfast area is embraced by these windows, making this the perfect place to sit for breakfast, and enjoy the valley view. There is also a comprehensive laundry room, fully equipped with a fridge/freezer, sink and a myriad of cupboards and drawers, guaranteeing an impressive amount of storage space.

The living area is colossal, open and exquisitely furnished in creams and blues, creating an ambience of coolness. 3 large sofas offer plenty of places to recline on and the room is crowned by a working fireplace at one end. Subtly lit by recessed lighting within the ceiling, there is also a wealth of natural light that comes flooding in through the glass terraces doors at the other end. Here the dining area takes its place, with seating for ten around a table that overlooks the stunning gardens and down towards the valley. The openness of this living area appears limitless due to this 'wall' of glass at the one end!

At the one end of the dining area there is direct access out onto a lengthy terrace which gives even greater views across to La Concha and offers plush seating in the fresh air, all shaded from the glaring summer sun. Here you can also find an alfresco dining table for ten kept company by a large barbecue, all of which can be accessed from the kitchen. This terrace leads straight out into the gardens where you can stroll to the other side of the property to where the swimming pool is located in one corner. Keeping it company are several sun loungers and another alfresco relaxing zone set in the shade under a polished gazebo - perfect for afternoon cocktails in the cool!

Looking out onto the sofa area on the terrace you can find a TV room, smaller than the main living room but equally as stylish and homely. This room boasts a working fireplace and, with its direct terrace access, is light and airy.

Also with direct access to the ground floor terrace and gazebo area is one of the 5 captivating double bedrooms. Furnished in soft pinks and creams ...

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible