

# Malaga Villa

€3,200,000

Ref: X21497



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1,769 m<sup>2</sup>



464 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€3,200,000 (£2,656,800)
Transfer tax 7% .....	€224,000 (£185,976)
Notary fees (approx) .....	€750 (£623)
Land registry fees (approx) ...	€750 (£623)
Legal fees (approx) .....	€1,500 (£1,245)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,491)
Remainder of deposit to 10% .....	€317,000 (£263,189)
Final Payment of 90% on completion ...	€2,880,000 (£2,391,120)

\* 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

Located in the prestigious area of Los Flamings, Benahavis, this luxury villa offers an unrivalled setting in the province of Malaga. With a modern and elegant architecture, the property stands out for its contemporary design and stunning sea views. The villa guarantees exclusivity and privacy, making it an ideal choice for those looking for a high-end residence on the Costa del Sol.

The villa has four spacious bedrooms and five bathrooms, distributed over a built area of 464m<sup>2</sup>, with an interior of 380m<sup>2</sup>. The property is set on a plot of 1,769m<sup>2</sup>, offering generous outdoor space including a private swimming pool and a garden for exclusive use. The terraces, both covered and uncovered, total 118m<sup>2</sup>, providing multiple areas for outdoor leisure and entertainment.

Highlights of the villa include air conditioning and underfloor heating throughout the property, ensuring year-round comfort. The kitchen is fully equipped and finishes include porcelain tiled floors and double glazing, adding a touch of modernity and energy efficiency. In addition, the villa is equipped with an armoured door for added security.

The location of the villa is unbeatable, situated close to golf courses and within easy reach of the towns of Puerto Banús, Marbella Centro and Estepona. This proximity to amenities and places of interest makes the villa not only a luxury home, but also a strategic investment in one of the most sought-after areas of the Costa del Sol.

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