

# Benalmadena Villa

€995,000

Ref: X21511



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300 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€995,000 (£824,089)
Transfer tax 7% .....	€69,650 (£57,686)
Notary fees (approx) .....	€750 (£621)
Land registry fees (approx) ...	€750 (£621)
Legal fees (approx) .....	€1,500 (£1,242)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,485)
Remainder of deposit to 10% .....	€96,500 (£79,924)
Final Payment of 90% on completion ...	€895,500 (£741,680)

\* 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

RENOVATED INDEPENDENT VILLA IN BENALMÁDENA – SPACIOUS, LUXURIOUS, AND EXCEPTIONALLY LOCATED  
Nestled in one of Benalmádena's most exclusive areas, this beautifully renovated 300 m<sup>2</sup> independent villa seamlessly blends space, privacy, and comfort with charming Andalusian style.

Spanning four floors, the property boasts 5 bedrooms and 4 bathrooms (2 full and 2 half-baths). The master bedroom features a spacious walk-in wardrobe, an en-suite bathroom, and a large private terrace with stunning views. On the same floor, an additional room with mountain views is perfect for use as an office or study.

The bright and airy living-dining area, with south and north-facing orientations, opens onto an expansive terrace and porch overlooking the pool and garden. The modern, open-plan kitchen is both stylish and practical, making it ideal for family living.

The lower floor houses a remarkable basement, offering versatile space suited for a gym, home cinema, or games room. Outdoors, the villa is surrounded by landscaped gardens, a private pool, and a barbecue area. The property also includes a covered parking space and ample exterior parking for multiple vehicles.

Prime Location:

5 minutes by car to the beach and Torrequebrada Promenade.

Close to international schools and private institutions.

7 minutes' walk to a local paddle tennis club.

Near Higuera Resort, Sport Club, and Spa.

5 minutes by car to Torrequebrada Golf Course.

Convenient access to supermarkets, restaurants, and Xanit International Hospital.

Nearby train station and bus stops.

Quick connection to the A-7 motorway, providing easy access to Málaga, the airport, and Marbella.

This is a unique opportunity to enjoy a fully renovated villa with all the comforts of modern living in a prestigious setting. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses

For more information and to schedule a visit, please do not hesitate to contact us.

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