

SPANISHESTATE

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villa for sale Benalmádena, Costa Del Sol Occidental



When you look for a home that has it all... you do something curious.~~You lower your expectations.~~You tell yourself:~
“Well... if it has natural light, that’s enough.”~“If the terrace is small, I’ll adapt.”~“If there’s no lift... it’s fine, I can sleep downstairs.”~“If there’s no barbecue, I have a great kitchen anyway.”~~And so it goes. You negotiate with yourself.
~~Because deep down, you’ve already accepted that perfection doesn’t exist.~~And that’s where you lose.~~Because it does exist.~~It’s just not loud about it.~~It lives in places where the landscape doesn’t compete with you... it complements you.~Where tranquility isn’t a weekend luxury... it’s your daily rhythm.~Where waking up isn’t an effort... it’s almost a quiet privilege.~Where every space is so well thought out that nothing is missing, nothing is wasted.~~Now imagine this:
~~You open your eyes.~No noise.~No rush.~~You look out the window.~~Blue sky.~The sea in the distance.~All around, a white, orderly, clean community... the kind where everything makes sense without needing explanation.~~You don’t think.~You just understand that you’re exactly where you’re meant to be.~~You go downstairs.~~No useless corridors.~No wasted square meters.~You go down and step out. You go up and step out. It depends where you want to go.~Everything is exactly where it should be.~~The open kitchen isn’t design. It’s logic.~The light doesn’t enter... it stays.~The space doesn’t feel excessive... it’s measured so nothing is lacking.~~Three bedrooms.~Four bathrooms.~Lift.~Terraces and balconies.~Barbecue area.~Double access.~Bar.~Reading zone.~Two living rooms.~~Not as a list.~As a solution.~~You step outside.~~The clubhouse doesn’t try to impress you... yet it does. Effortlessly.~Infinity pool.~Clean horizon.~A magnificent social lounge.~A place to connect, celebrate, train, work.~The kind of place where simply sitting is enough.~~And you realize something important:~~You don’t need to leave to disconnect.~Because here... there’s nothing to disconnect from.~~Gym.~Thoughtfully designed spaces.~The option for summer rental, if you decide that beyond living well, you want the property to work for you.~~But that’s secondary.~~What truly matters is this:~~You stop searching.~~Because for the first time... nothing is missing.~~At LUCCI LUXURY by Keller Williams,~we don’t sell homes.~We eliminate the need to keep searching.~~Contact us, and I’ll show you how powerful it is to have it all... how extraordinary it feels to never have to settle.~~LBB~~Estimated costs borne by the buyer:~The purchase is subject to Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher value between the deed price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer’s personal circumstances.~~Public deed and Land Registry fees are regulated by official tariffs (RD 1426/1989 and RD 1427/1989 respectively). Estimated notary costs: €500 to €2,000. Estimated registry costs: €250 to €1,500.~~Administrative handling

(gestoría), if voluntarily contracted, has freely set fees: estimated between €300 and €500.~~Municipal capital gains tax (IIVTNU) is borne by the seller (Art. 104 TRLRHL).~~Total estimated cost for the buyer: [XXX,XXX]€ (+10%).~~This estimate is indicative and provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer.~~Intermediation fees are borne by the seller.

property details

Spanishestate id:	6377659
reference::	6903-LBB1
close to/ located:	Benalmádena
region:	Costa Del Sol Occidental
property type:	villa
rooms:	3
property surface:	324 m2
surface plot:	234 m2
price:	€ 1.200.000

contact

real estate agent:	Keller Williams Marbella
name:	not available
spreekt:	not available
telefoon:	+34952831200