

## villa for sale Benalmádena, Costa Del Sol Occidental



Cuttingedge design, breathtaking views, and premiumquality finishes define this exceptional project located in the prestigious area of La Capellanía, Benalmádena.~~The villa is distributed over two floors plus a basement, boasting spectacular Mediterranean Sea views. ~The ground floor features a spacious living room and a stateoftheart kitchen that opens onto expansive terraces and a chillout area next to the infinity pool. ~The first floor hosts a luxurious master suite with a private terrace and three additional bedrooms, each with its own ensuite bathroom. ~The basement includes a sizable garage, a private "mancave," and additional storage spaces, ensuring practicality without compromising on style.~~This property redefines the concept of quality. Enjoy a designer kitchen equipped with the legendary durability of Miele appliances and the innovation of a Quooker tap. Experience ultimate comfort with waterbased underfloor heating throughout, while the Air Zone system allows you to customize the temperature of every room directly from your smartphone.~~Minimalism comes to life through details such as flushtowall doors with hidden hinges and Italiandesigned bathrooms finished in Solid Surface. Furthermore, the villa is designed to easily incorporate future upgrades without the need for construction work, including preinstallations for: an elevator, an outdoor kitchen, solar panels, and a swimming pool heater.~~A home where luxury is not an option, but the standard.~~Location and Distances:~La Capellanía is a prestigious residential area renowned for its tranquility and the marvelous elevated views it offers over the coast.~The Higuierón service area is within walking distance (750m).~Carvajal Beach is less than 3km away.~Immediate access to the A7 highway, connecting the entire Costa del Sol.~Only 15 minutes from the airport, 25 minutes from the vibrant city of Málaga, and 40 minutes from Marbella.~~Property Purchase Cost Breakdown~The price shown does not include taxes or closing costs. 10% VAT (IVA) and 1.2% Stamp Duty (AJD) will apply, in addition to Notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) based on the sale price. These amounts are estimates and may vary depending on the specific circumstances of the transaction.~~For this property, the estimated costs are as follows:~VAT (IVA): €250,000 ~Stamp Duty (AJD): €30,000~Notary Fees: Between €7,500 (0.3%) and €12,500 (0.5%)~Land Registry Fees: Between €2,500 (0.1%) and €7,500 (0.3%)~Note: The purchase of this property does not involve real estate brokerage fees for the buyer.~The property is sold unfurnished.

### property details

Spanishestate id:

**6388301**

### contact

real estate agent: **Re/max Sunset**

reference::	<b>3476-04318</b>	name:	<b>not available</b>
close to/ located:	<b>Benalmádena</b>	spreekt:	<b>not available</b>
region:	<b>Costa Del Sol Occidental</b>	telefoon:	<b>+34951430794</b>
property type:	<b>villa</b>		
rooms:	<b>4</b>		
property surface:	<b>528 m2</b>		
surface plot:	<b>753 m2</b>		
price:	<b>€ 2.500.000</b>		