

# Benahavis

## Apartment / Apartamento

€588,000

Ref: X22755



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132 m<sup>2</sup>



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Emissions  
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## Property Purchase Expenses

Property price .....	€588,000 (£508,150)
Transfer tax 7% .....	€41,160 (£35,570)
Notary fees (approx) .....	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx) .....	€1,500 (£1,296)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,593)
Remainder of deposit to 10% .....	€55,800 (£48,222)
Final Payment of 90% on completion ....	€529,200 (£457,335)

\* 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

New to the Market!  
Open Sea and Marbella Views from the Living Room

Apartment in Monte Halcones, Benahavís

€620,000

Discover this stunning apartment where the first thing you see upon entering is the sea.

The living room opens directly onto a spacious south-facing terrace, offering endless panoramic views of the Mediterranean and the Marbella skyline a space where the blue of the sea becomes part of your daily life.

With 133 m<sup>2</sup> of interior space and a 23 m<sup>2</sup> terrace, the property boasts generous proportions, natural light and a highly versatile layout. It features a large living room, two bedrooms with en-suite bathrooms, fitted wardrobes, and an independent kitchen that can be opened up to the living area or transformed into a third bedroom or office.

Located in one of the most exclusive and peaceful areas of Benahavís, within a well-kept urbanisation with manicured gardens, two swimming pools and communal parking.

A unique property with truly captivating views.

Ideal as a main residence or second home on the Costa del Sol.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

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