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Вилла

Benalmadena



Комнат: 9	Ванных: 8	M²: 750	Цена: 2 950 000 €
Статус: Продажа	Тип недвижимости: Вилла	Референция: R5046229	Дата публикации: 12.06.25

Описание:A Royal Retreat in La Capellanía, Benalmádena Where panoramic views, timeless design, and tranquil luxury unite More than just a home, this villa is a sanctuary of space, elegance, and comfort. Nestled in La Capellanía, one of the Costa del Sol's most prestigious residential areas, it offers a perfect blend of seclusion and convenience. Minutes from Benalmádena Pueblo, Fuengirola, and the coastline, the area also features top international schools, golf courses, and beaches. Málaga Airport is just 15 minutes away. As you pass through the gates, you\'re greeted by a serene, landscaped pond and lush Mediterranean gardens—setting the tone for the refined lifestyle that awaits. A stone pathway leads to the main entrance, flanked by mature palm trees. To the right, ample outdoor parking for four cars and a covered garage for three more. At the heart of the estate lies a spacious pool with sweeping sea and garden views. To the south, a stylish barbecue and al fresco dining area provide the perfect setting for memorable evenings. The Main Residence – For Living, Entertaining, and Family Life Inside, the main villa features a bright and spacious living area opening onto a large south-facing terrace—ideal for morning coffee or hosting guests. To the right, a cozy lounge with a fireplace offers a warm ambiance, while a separate TV room on the left makes the space both elegant and functional. This level also includes a guest WC and storage

room. The chef's kitchen is open-plan, modern, and fully equipped with high-end appliances and an island. A connected utility room houses laundry appliances, refrigerators, and a pantry. The adjacent dining room with large windows also opens onto the terrace. This floor includes two guest bedrooms with built-in wardrobes and a shared, stylish full bathroom. Upstairs, the private quarters offer access to two panoramic terraces overlooking the pool, garden, and coastline. The master suite and another bedroom include en-suite bathrooms, while a third bright bedroom and another full bathroom complete the level—perfect for families and guests seeking space and privacy. Independent Residences – Privacy, Versatility, and Income Potential What makes this property truly unique is the inclusion of two self-contained residences on the garden level, each with a private entrance and direct access to the pool and gardens: The first residence has been fully renovated and furnished, featuring an open kitchen and two en-suite bedrooms—ideal for visitors, extended family, or vacation rentals. The second residence also offers an open kitchen and two en-suite bedrooms and can serve as staff quarters or be converted into a private gym, home cinema, or wellness suite—offering limitless potential. An Exceptional Opportunity This fantastic Villa is more than a luxury property—it's a lifestyle investment. Whether as a family residence, a multigenerational estate, or a high-end rental opportunity, it offers unmatched flexibility and timeless elegance. Contact us today for more information or to schedule a private viewing of this exceptional estate. The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher of the declared purchase price and the cadastral reference value (Article 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. Notary fees and Land Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost is between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative (gestoría) fees (if voluntarily engaged, with freely agreed fees): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Total estimated cost for the buyer: [XXX,XXX] € (+10%).This estimate is indicative and provided in accordance with Article 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller. NG1

Особенности:

Бассейн, None, Parking