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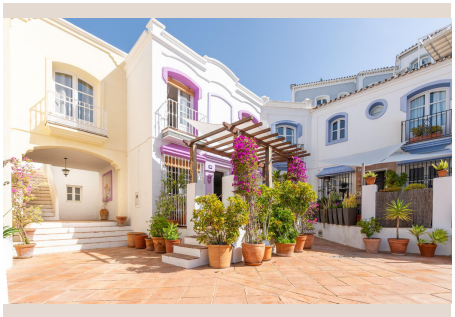
BENAHAVÍS

429,000 €

REFERENCE R5469382

A Sanctuary of Soul and Style in La Perla de La Heredia, Benahavís

2	2	104 m²
BEDROOMS	BATHROOMS	BUILT













Description

Welcome to an exceptional offering from Luxury Realty: a home where refined elegance meets authentic charm. Nestled within the prestigious La Perla de La Heredia in Benahavís, Southern Spain, this renovated townhouse is a meticulously crafted haven for discerning individuals seeking an unparalleled Mediterranean lifestyle.

From the moment you arrive, serenity envelops you. The private, south-facing terrace, sun-drenched, preludes the exquisite interiors, offering a tranquil space bathed in golden Spanish sun. Imagine beginning your days here, coffee in hand, enveloped by a peaceful ambiance.

Stepping inside, the heart of this magnificent home unfolds: a generous, beautifully appointed open-plan living and dining area. Seamless flow is accentuated by warm bamboo flooring, creating an inviting atmosphere. A charming fireplace serves as a focal point, promising cozy evenings and intimate gatherings.

The American-style kitchen combines sophisticated design with uncompromising functionality. Fully equipped with top-tier appliances including dishwasher, washing machine, oven, fridge, and electric water heater, it caters effortlessly to every culinary endeavor. Adjacent, a practical pantry provides invaluable storage and convenience, discreetly addressing luxury living's practicalities.

Ascending the staircase, illuminated by abundant natural light, you discover the private quarters. The upper level hosts two generously proportioned, exquisitely bright bedrooms, each a tranquil sanctuary designed for ultimate relaxation. These rooms offer captivating vistas that promise a peaceful awakening, inviting you to savour your surroundings.

Both bedrooms boast luxurious en-suite bathrooms, each a masterpiece. Adorned with exquisite Moroccan tatelakt finish, these bathrooms exude unique, soulful character and tactile beauty. This traditional plasterwork adds an element of exotic luxury. One resplendent bedroom further benefits from a practical, elegantly designed walk-in closet – perfect for maintaining an effortlessly organized space.

Year-round comfort is paramount, assured by an independent central air conditioning system on each floor for personalized climate control. High-quality double-glazed windows further enhance tranquility and energy efficiency, ensuring a serene indoor environment regardless of external conditions.

Beyond the walls, the exclusive La Perla de La Heredia community extends exceptional amenities. Residents benefit from access to two pristine swimming pools, each offering breathtaking panoramic views across the verdant golf course, majestic surrounding mountains, and shimmering distant Mediterranean Sea. For year-round enjoyment, one pool is luxuriously heated.

This privileged location in Benahavís positions you at the heart of the Costa del Sol's most sought-after destinations. Benahavís, "Dining Room of the Costa del Sol," is renowned for its exceptional culinary scene, charming white-washed village architecture, and stunning natural beauty. Surrounded by mountains and lush golf courses, it offers a perfect blend of tranquility and accessibility. You are just a short drive from glamorous Puerto Banús, sophisticated Marbella, and the pristine beaches of Southern Spain. This region provides an idyllic backdrop for an outdoor-centric lifestyle, from golfing to exploring picturesque hiking trails, embodying the quintessential Mediterranean dream.

In essence, this townhouse in La Perla de La Heredia is far more than a property; it is a lifestyle statement, a place where every detail inspires and delights. It is a home with undeniable soul, poised for new chapters. Whether envisioned as a permanent luxurious residence, a convenient lock-and-leave weekend retreat, or a lucrative investment opportunity, life here promises a harmonious blend of calm, breathtaking beauty, and supreme comfort.

The abridged information document is available upon request. Estimated expenses to be borne by the buyer: The purchase is subject to the Property Transfer Tax (ITP), (Law 5/2021 on Ceded Taxes), with a maximum general rate of 7%. The tax base shall be the higher value between the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs for the public deed and registration in the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. Rough estimate between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Gestoría (if hired voluntarily, free-market fees): Estimate between €300 and €500. Municipal capital gains tax (IIVTNU) expenses are borne by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €471,900. This estimate is indicative and is 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. CN1

Details

Reference	R5469382	Property Type	Terraced Townhouse
Status	Sale	Price	429,000 €
Bedrooms	2	Bathrooms	2
Build size	104 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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