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LOS FLAMINGOS

■■■■■ ■ Los Flamingos

585 000 €

■■■■■■■■■ R5521465

3	3	260 m²	400 m²
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Nestled within the private gated community of Parque Botánico in Benahavís, this elegant semi-detached home offers a rare sense of calm, space and privacy, surrounded by mature greenery and open views towards the natural landscape and the sea. Designed for those who value comfort, outdoor living and a close connection with nature, the property captures the essence of relaxed Mediterranean living. Set on a 400 m2 plot, the villa offers approximately 260 m2 distributed over two floors. The home features a beautifully maintained private garden, several sunny terraces and a private swimming pool, creating the perfect setting to relax, entertain or enjoy the wonderful Mediterranean climate throughout the year. The villa comprises three spacious bedrooms, each with its own en-suite bathroom, as well as a guest toilet. Thanks to its south orientation and large windows, the interiors are filled with natural light, creating a warm and inviting atmosphere throughout. The property also includes air conditioning, a fireplace, an alarm system and a reinforced security door for additional comfort and peace of mind. The villa has been freshly painted on the exterior, while the bathrooms, kitchen and terraces have also been recently renovated, giving the home a fresh and contemporary feel while preserving its welcoming character. The property benefits from a private garage as well as additional parking space beside the entrance for guests. Residents of Parque Botánico enjoy access to an exceptional range of communal facilities, including several outdoor swimming pools, a children's pool, beautifully maintained gardens with a poolside café and restaurant, an indoor heated pool, gym, sauna, Turkish bath, jacuzzi, tennis, paddle and squash courts, as well as multiple multi-sport courts. The community also offers 24-hour security, controlled entrance access and surveillance cameras. Despite its serene natural setting, the villa is conveniently located just 10 minutes by car from the beach, restaurants, supermarkets and several golf courses, while both San Pedro de Alcántara and Estepona can be reached in approximately 20 minutes. Combining the independence of a private villa with the extensive facilities of a secure residential community, this property represents an excellent opportunity for buyers seeking a serene permanent residence or an elegant holiday home in one of Benahavís' most natural settings. Estimated costs payable by the buyer:The purchase is subject to Transfer Tax (ITP) pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the price stated in the title deed and the cadastral reference value (Article 10 of the Revised Text of the Transfer Tax and Stamp Duty Act – TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of the public deed before a Notary and registration at the Land Registry are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. As a general estimate, notary fees may range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative handling fees (gestoría), if voluntarily appointed, are freely agreed and are estimated to range between €300 and €500. The municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller pursuant to Article 104 of the Revised Text of the Local Finance Act (TRLRHL). Total estimated cost payable by the buyer: €643,500. This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) of the Revised Text of the General Law for ■the ■Protection ■of ■Consumers and ■Users ■(TRLGDCU). ■The ■final ■amount will ■depend ■on the ■specific ■circumstances of ■the ■transaction ■and ■the buyer. Agency ■fees ■are ■payable ■by ■the ■seller.

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