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HIGUERON

1 225 000 €

[redacted] R5524594

[redacted] Higueron

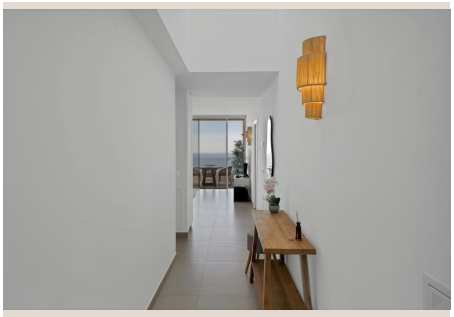
4	3	244 m²	244 m²
[redacted]	[redacted]	[redacted]	[redacted]













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THIS IS WHERE THE BUILDING ENDS... and everything else begins Every building has an end. A last wall, a last window, a point where the architecture gives way and lets the landscape take over. This duplex penthouse lives exactly there: on the top floor. On the corner of Stupa Hills, in Benalmádena, there is no one on the other side of the wall. No neighbouring terrace at your level. No window looking into yours. No curtain you need to draw, just in case. Just air. And below, the entire Mediterranean. 7:40 a.m. You wake up on the upper floor. Not to an alarm, but to the light. The home faces south, and the sun comes in without asking, because nothing stands in its way. You step out onto the terrace barefoot, still in whatever you slept in. You don\'t wonder who might see you. That question simply no longer exists. 11:00. Video call. Behind you, the sea does what it does best: it makes everyone else\'s screen suggest your life is going slightly better than theirs. They\'re probably right. 17:30. You head down to the infinity pool or the other one, witch is perfect for the little children. The edge of the water melts into the horizon you just left upstairs. Spa, gym, a Pilates class if you feel like it. Or nothing at all. Here, nothing is also a plan. 21:00. The house fills up. Friends, family, whoever you like. Dinner comes out of a kitchen fitted with high-end Siemens appliances and is served outside, because this penthouse doesn\'t have one terrace, it has two: one to start the day and another to end it, with the southern sun keeping you company until the very last moment. When the evening cools, you drift inside, unhurried. Airzone climate control gives every room its own cooling or heating, so no one argues over the thermostat. Because here, everyone has their own place, and this home has something almost no other has: two master suites. In most homes, someone always ends up sleeping in the other room. Here there is no other room. There are two ways to wake up facing the sea, each with its privacy intact. Four bedrooms and three bathrooms spread across 244 m2 and two floors, designed for entertaining without giving up the freedom to disappear. 00:30. Silence. The lights of the coast trace Málaga to one side and Fuengirola to the other. You are in the middle. In your corner. For years, we were sold luxury as accumulation: more square metres, more marble, more things. True luxury is what\'s missing. No neighbours. No noise. No building opposite. No feeling of living in someone else\'s shop window. And above all, none of what you\'d rather not see: the laundry area is so seamlessly integrated that no one would ever guess where it is. Here, beauty and convenience don\'t compete; they work together to make everything effortless. What remains is what matters: horizon, light, space and time. When you want to rejoin the world, it\'s right there. Supermarket, restaurants, Benalmádena Pueblo and the beach within minutes. The A-7 motorway next door. The airport, close by. And so that arriving and leaving take no effort at all: two parking spaces with an electric car charger, and a storage room for everything you\'d rather not see inside the house, from suitcases to golf clubs. And when you\'re away, the home can keep working for you as a high-end holiday rental, subject to applicable regulations and licences. You can enjoy it in the morning and understand by the afternoon why it was a good decision. Some views fit in a photograph. Not this one. This one has to be felt with the wind in your face, on the corner where the building ends and there is no one else. Just you. And the sea. At a glance: corner duplex penthouse on the top floor · 244 m2 built · 4 bedrooms (2 master suites) · 3 bathrooms · two sea-view terraces · south-facing · kitchen with high-end Siemens appliances · discreet integrated laundry area · ducted hot/cold air conditioning with Airzone system (independent climate control in each room) · built in 2022 · 2 parking spaces with EV charger · storage room · community with infinity pool, spa and gym · Stupa Hills, El Higuerón – Capellanía, Benalmádena. LBB Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP), (Law 5/2021 on Transferred Taxes), whose general maximum rate is 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry registration costs are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. Estimated range between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative services (gestoría) (if voluntarily contracted, fees are freely set): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). Total estimated cost for the buyer: €1,347,500. This estimate is indicative and ■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.

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