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■■■■■■■■ ■ Benahavís

■■■■■■■■■■■: R5007472

■■■■■■■■: ■■ ■■■■■■■■ ■■■■■■■: ■■ ■■■■■■■■ M²: 2 996 ■■■■■: 349 000 €

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■■■■■■■■■:Located in the prestigious enclave of Montemayor, Benahavís, this stunning 2,996 m2 plot offers a privileged natural setting and panoramic sea views. With a southeast orientation, Plot D4 enjoys excellent sunlight and a peaceful atmosphere surrounded by nature. It has a maximum buildable area of 657.5 m2 of interior space, plus 200 m2 of terraces, allowing for the design of a spectacular villa with up to 6 bedrooms and 6 bathrooms. The plot already has a building license, making it easier to start construction immediately. Just a 4-minute drive from the Montemayor-Marbella Club entrance, this exclusive area of the Costa del Sol is synonymous with luxury, privacy, and prestige. It is also well connected to Málaga via the A7 and AP7 motorways. Málaga and Gibraltar airports are both approximately 70 km away, with a travel time of around 60 minutes. A unique opportunity to build your dream home in one of the most sought-after locations on the Costa del Sol. For more information, feel free to contact us. Estimated expenses payable by the buyer: The purchase is subject to 21% VAT and Stamp Duty (AJD), pursuant to Law 5/2021 on Transferred Taxes, at a rate of 1.2%. Notarial deed and Property Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost ranges from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency fees (if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €432.760. This estimate is indicative and provided in accordance with Art. 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller. NGS

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