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■■■■■■■■ ■ Benahavís

■■■■■■■■■■■: R5253751

■■■■■■■■: ■■ ■■■■■■■■ ■■■■■■■: ■■ ■■■■■■■■ M²: 2 870 ■■■■■: 299 000 €

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■■■■■■■■■:In the heart of one of Benahavís' most exclusive natural enclaves, Plot A16 in Monte Mayor offers an exceptional opportunity to create a fully bespoke villa in a setting where privacy, tranquillity and scenery take centre stage. Its privileged position enjoys open views over the valley, the mountains and a beautiful lake, framed by Mediterranean woodland that delivers a true sense of retreat without sacrificing everyday convenience. With a total plot size of 2,870 m2 and a maximum buildability of 366 m2, this is the perfect blank canvas to design a home integrated into nature, with generous terraces, gardens and outdoor spaces created to enjoy the southern climate all year round. Monte Mayor is a gated community with 24-hour security and a highly regarded residential concept, with only a limited number of homes set on large plots, resulting in greater privacy, peace and a refined aesthetic without any feeling of overcrowding. Just a short drive from Benahavís, Marbella and the coast, this plot is ideal for those seeking nature, exclusivity and the freedom to create a truly unique property. Don\'t miss the opportunity to turn this vision into your reality. Welcome to your future home in Montemayor! 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: [XXX,XXX] (+10%) 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. ALA

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