+34 610 31 79 42 info@estepona-invest.es

[redacted] [redacted] Benahavís [redacted]: R5304814

[redacted]: [redacted] [redacted]: [redacted] M²: 2 380 [redacted]: 280 000 €

[redacted]: [redacted] [redacted]: [redacted] [redacted]: [redacted]

[redacted]:Nestled in the hills of Benahavís, Monte Mayor is a gated residential community designed for those seeking genuine privacy, peace and nature, with the comforting feel of a true retreat, while still being within easy reach of the coast and everyday amenities. Tranquillity here is truly tangible thanks to the low density layout, with well spaced homes and a strong emphasis on discretion. This is further enhanced by a high level of security, including 24 hour surveillance, restricted access and CCTV, making Monte Mayor particularly appealing to those who prioritise safety and confidentiality. Within this privileged setting lies this 2,380 m2 residential plot, ideal for creating a bespoke villa with a maximum buildability of 290.36 m2. Its east facing orientation brings soft, pleasant morning light, while the open mountain views underline the serene, natural character of the surroundings, perfect for a design that blends seamlessly with the landscape. In terms of location, Monte Mayor enjoys a strategic position, surrounded by some of the area's most renowned golf courses and with a comfortable connection to the coast. The beach and access to the A 7 are approximately 15 minutes away by car, allowing easy travel to Marbella, Estepona and the rest of the Costa del Sol. 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

[redacted]: