



# Wohngebäude zum Verkauf in Benahavís

280.000 €

Referenz: R5304814 Grundstücksgröße: 2.380m<sup>2</sup>





## Costa del Sol, Benahavís (town)

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 m<sup>2</sup> residential plot, ideal for creating a bespoke villa with a maximum buildability of 290.36 m<sup>2</sup>. 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.

The abbreviated information document is available to you. The price includes the agency fees and the corresponding VAT (payable by the seller). It does not include the buyer's costs: Property Transfer Tax (ITP) (general rate of 7%; reduced rates of 3.5%, 1.2% or 1% depending on the buyer's profile), Notary fees, Land Registry fees, and administrative handling fees.

ALA



## Eigenschaften:

### Merkmale

Wood Flooring

### Möbel

Nicht eingerichtet

### Orientierung

Ost

### Klimakontrolle

Zentralheizung