ALL IN real estates








Middle Floor Apartment in Los Almendros

Bedrooms	2	Bathrooms	2	Built	108m2	Terrace	0m2

R5431690	Middle Floor Apartment	Los Almendros	499.000€

Set within the prestigious Puerto del Almendro community in Benahavís, this elegant 2-bedroom, 2-bathroom penthouse enjoys a privileged position with panoramic views of the Mediterranean, surrounded by a peaceful, green and private residential setting. Thanks to its south-facing orientation, the property is filled with natural light throughout the day, creating a warm and inviting atmosphere in every room. The views are an essential part of daily life here, enjoyed from the living area, bedrooms and terraces, which provide the perfect outdoor spaces to relax, read, enjoy a morning coffee or simply take in the serenity of the landscape with the sea in the background. Fully renovated in 2020, the apartment was updated to include new electrical installations, plumbing, flooring and glazing, offering the comfort and reassurance of a modernised home. It also features air conditioning in every room, a private security system, a water softener and a reverse osmosis system. The living area has been designed as an open, bright and comfortable space, with a fully equipped kitchen integrated into the living and dining room. Large windows connect the interior with the terrace, enhancing the natural light and creating a pleasant flow between the home and the surrounding views. The property offers two bedrooms and two bathrooms, with a practical and comfortable layout. It also includes a laundry and storage area, as well as a separate storage room included in the price, adding valuable convenience for everyday living. Puerto

del Almendro is a well-established and peaceful community, known for its lush green surroundings and relaxed residential atmosphere. Residents can enjoy a large swimming pool surrounded by vegetation, beautifully maintained gardens and a padel court, all designed to offer a calm Mediterranean lifestyle close to nature. The location is another key advantage: just 5 minutes from San Pedro de Alcántara, 10 minutes from the beach, 15 minutes from Puerto Banús and close to Monte Halcones Shopping Centre, with supermarkets, restaurants and services only a few minutes away. A bright, renovated apartment ready to enjoy, where Mediterranean views, the tranquillity of Benahavís and excellent connectivity come together in a truly appealing setting. 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: €548,900. 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

Ensuite Bathroom	Ensuite Bathroom	Fitted Wardrobes
Private Terrace	Storage Room	Utility Room
Wood Flooring		