ALL IN real estates








House in Ojén

Bedrooms	**9**	Bathrooms	**9**	Built	**1688m2**	Plot	**58283m2**

R5129392	**House**	**Ojén**	**3.800.000€**

This estate is much more than a property: it’s a statement of style, refined taste, and forward-thinking vision. A place where understated luxury blends seamlessly with the serenity of the Andalusian countryside, all while remaining within easy reach of Marbella’s sophistication and vibrant lifestyle. Ideal for those who value privacy, space, and an exceptional quality of life, surrounded by nature, comfort, and timeless beauty. Set in the privileged area of Los Cerrillares (Ojén), in an elevated position that ensures absolute privacy and sweeping open views, this Mediterranean-inspired estate with classical architecture is a one-of-a-kind retreat, embraced by majestic natural surroundings and the soothing sound of silence. From nearly every room, you can admire panoramic views of the Mediterranean Sea and the Andalusian mountains, creating an atmosphere of peace and grandeur throughout the property. Spanning over 58.000 m2 of land and distributed across two plots, the estate comprises a grand main villa, a secondary villa, a separate office building, a guest apartment, a gym, several auxiliary areas, and its own private helipad, elevating the concept of residential living to an exceptional level of exclusivity rarely found on the Costa del Sol. But the estate's true uniqueness lies in its land and productive potential: the extensive grounds include thriving olive and orange groves, offering the opportunity to cultivate your own harvest or even establish a private vineyard, a rare privilege that merges lifestyle with legacy. Adding even more value to this extraordinary offering, the property also features a fully operational

distillery and olive oil factory, complete with all the necessary machinery, infrastructure, and installations. This presents a remarkable opportunity for those interested in boutique production of traditional Andalusian products such as aguardiente and extra virgin olive oil, directly from your own estate, an authentic and potentially lucrative venture that perfectly complements the lifestyle of refined rural luxury. Main Villa: Timeless Elegance A masterpiece of classical architecture, the main villa has been designed with noble materials and exquisite attention to detail. Natural stone, solid wood doors, handcrafted finishes, and modern technology coexist in perfect harmony. The home features underfloor heating throughout, an integrated sound system, ambient lighting with dimmers, and a water softener. It offers five spacious and light-filled en-suite bedrooms, including a luxurious master suite with two dressing rooms and two private bathrooms. The interior layout is completed with formal reception rooms, a dining room, an elegant library, home cinema, games room with private bar, wine cellar, pantry, laundry room, and a closed garage with space for several vehicles. Outside, a spectacular wrap-around terrace encircles the home, offering breathtaking views at every turn. The meticulously landscaped gardens feature a large swimming pool surrounded by mature vegetation, centuries-old olive trees, and fruit trees, creating an ideal setting for relaxation and outdoor entertaining. Complementary Spaces The estate includes a fully equipped office building, ideal for working in privacy and comfort, as well as an independent guest apartment with two bedrooms, kitchen, living-dining room, and a private terrace. Additional facilities include a gym and various storage areas. Secondary Villa: Rustic Charm and Privacy Set on a separate plot of over 5,000 m2, this 188 m2 villa offers a peaceful retreat with a personality all its own. Featuring high ceilings, a fireplace, main living room, sitting area, separate kitchen, two bedrooms, two bathrooms, its own private pool and terrace, it’s ideal as guest accommodation, a separate residence, or staff housing. An Unmatched Lifestyle This estate is not just a residence, it is a way of life. A place where every sunrise over the sea and every sunset behind the mountains reminds you of the privilege of living in such an extraordinary setting. A space designed to unwind, create, connect, and fully enjoy life, surrounded by natural beauty, absolute comfort, and an enduring sense of elegance. For those who understand that true luxury is not about ostentation, but about harmony, privacy, and authenticity, this property is simply one of a kind. 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: €4,180,000. 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

Barbeque
Covered Terrace
Storage Room

Barbeque
Gym
Utility Room

Basement
Private Terrace