



HOUSE 3 BEDROOMS 3 BATHROOMS IN LOS FLAMINGOS

 Los Flamingos

REF# R5378227 €585,000

BEDS	BATHS	BUILT	PLOT	TERRACE
3	3	260 m ²	400 m ²	59 m ²

Nestled within the private gated community of Parque Botánico in Benahavís, this elegant semi-detached home offers a rare sense of calm, space and privacy, surrounded by mature greenery and open views towards the natural landscape and the sea. Designed for those who value comfort, outdoor living and a close connection with nature, the property captures the essence of relaxed Mediterranean living.

Set on a 400 m² plot, the villa offers approximately 260 m² distributed over two floors. The home features a beautifully maintained private garden, several sunny terraces and a private swimming pool, creating the perfect setting to relax, entertain or enjoy the wonderful Mediterranean climate throughout the year.

The villa has been freshly painted on the exterior, while the bathrooms, kitchen and terraces have also been recently renovated, giving the home a fresh and contemporary feel while preserving its welcoming character. The property benefits from a private garage as well as additional parking space beside the entrance for guests.

Residents of Parque Botánico enjoy access to an exceptional range of communal facilities, including several outdoor swimming pools, a children's pool, beautifully maintained gardens with a poolside café and restaurant, an indoor heated pool, gym, sauna, Turkish bath, jacuzzi, tennis, paddle and squash courts, as well as multiple multi-sport courts. The community also offers 24-hour security, controlled entrance access and surveillance cameras.

Despite its serene natural setting, the villa is conveniently located just 10 minutes by car from the beach, restaurants, supermarkets and several golf courses, while both San Pedro de Alcántara and Estepona can be reached in approximately 20 minutes.

Combining the independence of a private villa with the extensive facilities of a secure residential community, this property represents an excellent opportunity for buyers seeking a serene permanent residence or an elegant holiday home in one of Benahavís' most natural settings.

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 (estorías, f. volucántil may aopaint, ry a a fatelagr deed any a e (Estimateto0.))





