



**Villa Padierna Golf Club**

## **5 Bedroom Villa**

**Spain, Benahavis**

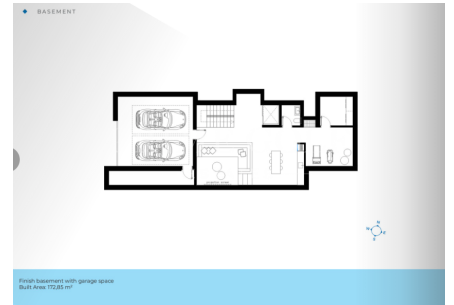
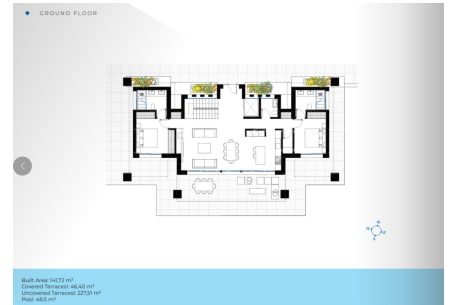
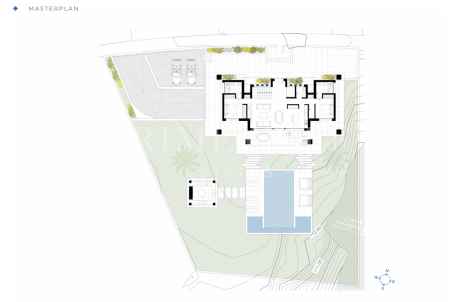
**€2.480.000**

**Ref: M443699**

A modern luxury villa with unique and contemporary design. The extensive and flat garden areas offer spectacular golf and sea views, and enjoys south orientation. The perfect place to unwind and indulge, your dream home awaits you on the Costa del Sol. Designed and set on 2 levels, with floor to ceiling windows that take full advantage of natural light, still with relevant sun protection where needed by its architecture and layout. This marvellous villa sits on a plot of 1403 m2 with a building area of 456,29 m2, the perfect size for a unique villa. This exclusive house offers maximum accommodation with the opportunity to customize to your personal taste. This villa has been designed with sophisticated details and luxury finishes. In addition to aesthetics, we use the latest techniques to h...



# Gallery



**PAYMENT TERMS**

- Reservation Fee 20.000€**
- Buy the plot 1.242.000€**  
**Sign turnkey contract 30.000€**
  - Payment for the plot
  - Clearing of the plot if necessary
  - Designing study
  - Architect project
  - Soil report
  - Quantity surveyor study
  - Health & safety study
- Start building 20%**  
Once the formal has been granted, construction starts.
- Monthly payment & finance**  
The rest of the investment will be made per month, with all completed projects, the rest will be paid by building certificate.  
Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs.
- Completion**  
Contractual completion time of 12 months.  
Once the villa is finished, we manage the final utility connections and first occupation for you.

**BENEFITS BUYING OFF-PLAN**  
You will have a brand new property to change internal distribution. You can decide the finish. You take care of the entire project to give you total peace of mind.

**TAXES**  
The necessary obligatory taxes are:  
- IBI (tax on the plot)  
- ITP (tax on the plot)  
- Development Company without any taxes over building costs.

**IN-ADDITIONAL COSTS**  
These are not included, everything is covered. The cost will be your responsibility.  
- All construction building costs  
- First occupation license  
- Utility connection (water, electricity, gas)  
- All necessary legal connection fees  
- Government insurance fees  
- Corporate fees  
- Quantity surveyor  
- Health & safety supervision  
- All other taxes.  
The list goes on - and it's all included.

**TRIPLE GUARANTEE**  
- Up to 5 years structure  
- 2 years installation  
- 1 year finishes.

**Total price: 2.480.000 € V.A.T. not included**



# Property Description

**Location:** Spain, Benahavis

A modern luxury villa with unique and contemporary design. The extensive and flat garden areas offer spectacular golf and sea views, and enjoys south orientation. The perfect place to unwind and indulge, your dream home awaits you on the Costa del Sol. Designed and set on 2 levels, with floor to ceiling windows that take full advantage of natural light, still with relevant sun protection where needed by its architecture and layout.

This marvellous villa sits on a plot of 1403 m<sup>2</sup> with a building area of 456,29 m<sup>2</sup>, the perfect size for a unique villa. This exclusive house offers maximum accommodation with the opportunity to customize to your personal taste. This villa has been designed with sophisticated details and luxury finishes. In addition to aesthetics, we use the latest techniques to have an ecological and low maintenance building. A beautiful, functional and sustainable design.

This amazing villa is conceived under the need of a self-enclosed villa, protected from the exterior but at the same time flowing and opened to the pool and garden. Terraces are accessed by sliding floor-to-ceiling doors and integrate both living spaces into one, to maximize abundant natural light and space. All the qualities we use into our houses are of the highest standard, using the best materials in line with our luxury designs. Our in-house interior designers will work together with you to find the best options in furniture and finishes.

The interior of the house has been designed to be fluid and continuous. Designed with different living areas for day and afternoon light according to the sun exposure. Los Flamingos 62 is south facing with stunning sea and golf views. Waking up and walking into this south facing terrace is the best way to start another lovely day in Paradise, offering unique panoramic sea views.

This villa has been designed using the latest techniques to have an ecological and low maintenance building, yet keeping your daily comfort as the main priority. Your new home enjoys a privileged location, in the municipality of Benahavis, between Marbella and Estepona, known as the new Golden Mile, near the beaches and all kinds of services. This luxurious villa is located within the Los Flamingos private urbanization. A gated community of luxury villas and apartments, with 24-hour security, a place where your home is safe.

The central point of this private domain is the Villa Padierna Palace hotel and its golf club. For golf lovers this urbanization has its own golf course that offers players a variety of experiences, as well as first-class facilities in their clubhouse. Also, you have at your disposal the excellent restaurants of the hotel, elegant bars, a private tennis club and a spa.

Both international airports of the area are within easy access: Gibraltar (30 min) and Malaga International Airport at only 45 minutes drive.

**BENEFITS BUYING OFF-PLAN**

- Buy 40% below market price
- Possibility to change internal distribution
- You can decide the finishes
- We take care of the entire project to give you total peace of mind

## TAXES

- On the plot: 21% V.A.T.
- On the building cost: 10% V.A.T.
- \* Development Companies will NOT pay taxes on building costs

## NO ADDITIONAL COSTS

- All the construction licensing costs
- First occupation licens
- Utility connections / final connection fees
- An independent quality control company
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

## TRIPLE GUARANTEE

- Up to 10 years structure
- 3 years installations
- 1 year finishes

## Additional Info

For Sale	Beds: 5	Baths: 6
Type: Villa	Living Area: 456sq m	Plot Size: 1403sq m
Parking spaces: 2		

## Features

Sea views	Golf views
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Gated complex

Modern style

Walking distance to amenities

Swimming pool