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HOUSE 5 BEDROOMS 6 BATHROOMS IN LOS ALMENDROS

Los Almendros

REF# R5539864 3.695.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
5	6	593 m²	2913 m²	122 m²

Set within a private, mature landscape and enjoying open views across the Mediterranean, the mountains and the golf course, this distinguished Andalusian villa offers a rare combination of space, privacy and authentic architectural character.

Occupying a 2,913 m2 plot, the residence is enveloped by established greenery, creating an exceptional sense of seclusion. With 593 m2 of built space and 122 m2 of terraces arranged over three levels, the villa reflects the timeless appeal of traditional Andalusian architecture through whitewashed façades, terracotta roof tiles, wrought-iron detailing and an impressively generous entrance courtyard, centred around a fountain and creating a memorable sense of arrival.

Inside, the scale of the home becomes immediately apparent. A double-height entrance hall leads to two substantial interconnected living rooms, where three fireplaces and French doors bring warmth, light and a natural flow towards the terraces, garden and pool.

The spacious kitchen connects seamlessly with the dining room and an inviting outdoor terrace, creating an effortless setting for long lunches, evening dinners and relaxed entertaining throughout much of the year.

The villa comprises five en-suite bedrooms, together with a guest cloakroom. Three bedrooms occupy the upper floor, while another is located on the main level. The lower floor has been designed as an independent guest area, complete with its own kitchen, dining space, en-suite bedroom and private access from both the garden and garage. A cinema room, storage areas and additional service spaces add further versatility.

The outdoor areas are among the property's most distinctive features. The main garden is expansive, mature and largely flat, offering an unusually generous and usable outdoor setting. Framed by palms, cypress trees and dense Mediterranean planting, it provides a remarkable degree of privacy while creating a tranquil backdrop around the swimming pool.

A series of spacious covered and open terraces extend along the garden, incorporating dedicated areas for outdoor dining, lounging and relaxation. The scale of these spaces makes the property particularly well suited to entertaining, family life and year-round outdoor living.

Beyond the main garden, the plot continues into a more natural section with an orchard and a wide variety of fruit trees, adding depth and character to the grounds. From its elevated position, the villa enjoys far-reaching views across the surrounding landscape towards the Mediterranean, mountains and golf course.

The property is equipped with central heating, underfloor heating in the bathrooms, air conditioning and a comprehensive alarm system with motion sensors and indoor and outdoor cameras. A number of elements have been thoughtfully updated in recent years, including the kitchen, bathrooms, main-floor layout, glazing and the boiler, while preserving the original architectural identity of the villa.

Provision has also been made for the future installation of a lift connecting all three floors.

The residence is completed by an enclosed private garage, three covered parking spaces, laundry and service areas, and generous storage throughout.

A home of genuine Andalusian character and impressive scale, offering privacy, expansive gardens, elegant indoor-outdoor living and a privileged setting within easy reach of Marbella, Benahavís and the coast.

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: 3.695.000€ + (10%) 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.

















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