

Villa for sale in La Quinta, Costa del Sol

4 Bedrooms | 4 Bathrooms | 625 m² Interior | 1,118 m² Plot | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 2,688 Community fees



Property Description

Located in the prestigious gated community of El Herrojo, this stunning newly built contemporary villa (2025) offers a perfect combination of modern architecture, privacy and Mediterranean lifestyle in one of the most sought-after areas of Benahavís.

Set on a 1,118 m² plot, the property offers 625 m² of built space, designed with elegant minimalist architecture featuring white tones and large glass surfaces that create a seamless connection between indoor and outdoor living areas.

The villa offers 4 spacious bedrooms and 4 bathrooms, including 3 en-suite bedrooms, ensuring comfort and privacy for both residents and guests.

Outdoor areas include generous terraces and a private swimming pool, ideal for enjoying the exceptional climate of the Costa del Sol. With its southwest orientation, the property benefits from abundant natural light and beautiful sunsets, as well as panoramic views over the surrounding residential area and natural landscape.

An additional highlight of the property is the large unfinished basement, offering the possibility to

customise the space according to the owner's needs, such as a private gym, home cinema, games room, spa or additional bedrooms.

The villa also includes a garage for two vehicles and is located within a secure gated community with 24-hour security and controlled access, ensuring maximum privacy and peace of mind.

Just a short drive from world-class golf courses and close to renowned destinations such as Puerto Banús and Marbella, this property represents an exceptional opportunity to acquire a modern luxury residence in one of the most exclusive areas of the Costa del Sol.

Key features:

- Private pool
- Gated community
- Garden views
- Pool views
- On a hillside
- Near public transportation
- Air conditioning
- Fully equipped kitchen
- Near the sea / beach
- Near a golf course
- 24-hour security with access control
- Alarm system
- Double-glazed windows
- Near shops
- Near downtown
- Near the harbor
- Near schools

Estimated costs payable by the buyer: The purchase is subject to 10% VAT and to Stamp Duty (AJD - Impuesto sobre Actos Jurídicos Documentados) under Andalusian Law 5/2021 on Transferred Taxes, at a rate of 1.2%. Notarial fees for the public deed and Land Registry recording fees are set by official statutory scales (Royal Decrees 1426/1989 and 1427/1989 respectively). Indicative estimate: between €500 and €2,000 for notary fees, and between €250 and €1,500 for Land Registry fees. Administrative agency (gestoría) — optional service with freely agreed fees: estimated between €300 and €500. Municipal capital gains tax (IIVTNU, \"plusvalía\") is payable by the seller (art. 104 TRLRHL). Total estimated cost for the buyer: €3,955,000. This is a non-binding estimate, provided in accordance with art. 20.1(c) of the Spanish Consumer Protection Act (TRLGDCU).

NPP