



# FINCA / LANDHJEM til salg i Benissa, Benissa

1.399.994 €

Reference: MS34583    Soveværelser: 8    Badeværelser: 8    Grundstørrelse: 25.722m<sup>2</sup>    Byg Størrelse: 607m<sup>2</sup>





## Marina Alta, Benissa

An exceptional retreat of timeless elegance, this historic finca was originally built in 1900 and underwent a meticulous renovation in 2006, where its authentic soul was preserved while refined comforts were introduced. Enveloped by more than 25,000 m<sup>2</sup> of private land, it offers a sanctuary of beauty, tranquillity, and absolute privacy. The main residence unfolds across two levels, designed with both sophistication and warmth in mind. The ground floor welcomes you with expansive living rooms, a chef's kitchen, a charming dining area, and three generous double bedrooms complemented by two stylish bathrooms. On the upper floor, three additional suites—each with a private en-suite bathroom—create a haven of luxury for family and guests. Two fully independent guest residences enhance the estate, each featuring an intimate lounge with open kitchen, a double bedroom, and a private en-suite bathroom. These spaces are perfect for hosting guests in style or offering bespoke rental opportunities. A versatile multi-purpose pavilion allows endless possibilities, from a private gym to an art studio or workshop. Outdoors, a magnificent pool is embraced by sun-drenched and shaded terraces, creating an idyllic setting for entertaining, dining al fresco, or simply immersing yourself in the serene Mediterranean lifestyle. Adding to its exclusivity, the finca benefits from a DIC (Declaración de Interés Comunitario), permitting business activities under licence—making this estate not only an extraordinary residence but also a rare investment opportunity. 5 bungalows more. This is more than a home; it is a statement of prestige, privacy, and timeless beauty. This is a guide to the complete and full costs of buying a €1,399,994 resale property in Alicante, Spain.

**WITHOUT mortgage:** Purchase price €1,399,994 + Property Transfer Tax (ITP 11%) €153,999 + Notary fees approximately €2,500–€3,500 + Land Registry fees approximately €1,500–€2,500 + Lawyer / conveyancing fees approximately €6,000–€8,000 + Optional administration / gestoría / NIE costs approximately €500–€1,000 = total estimated purchase cost approximately €1,563,993–€1,568,993.

**WITH mortgage:** Purchase price €1,399,994 + Property Transfer Tax (ITP 11%) €153,999 + Notary fees (purchase) approximately €2,500–€3,500 + Land Registry fees (purchase) approximately €1,500–€2,500 + Lawyer / conveyancing fees approximately €6,000–€8,000 + Optional administration / gestoría / NIE costs approximately €500–€1,000 + Mortgage valuation fee approximately €600–€1,000 + Mortgage notary & registry fees approximately €1,000–€2,000 + Bank arrangement / opening fee approximately €0–€3,000 = total estimated purchase cost approximately €1,565,593–€1,580,993.

**Estimated cash required at completion with mortgage:** Non-resident (70% LTV loan): approximate cash required €561,675–€581,698. Resident (80% LTV loan): approximate cash required €365,993–€386,993.

**Disclaimer:** This is for guide purposes only and does not constitute the final offer, which is dependent on an individual buyer's situation, and does not include any discounts or enhancements given.



## Funktioner:

have  
møbleret  
Beliggenhed: Landdistrikt, Bjerg  
Tæt på børneparker

Privat pool  
Gårdhave  
Tæt på træer  
Terrasse: Ja

Nøglen er klar  
Parkering - Plads  
opvarmning