



JANSEN & BROUWER
PROPERTY CAPITAL

VILLA

Casa Colinas

6 bedrooms, 1,281 m² · Benahavis

ASKING PRICE

€7,800,000

6

bedrooms

6

bathrooms

1,281 m²

living area

3,650 m²

plot

jbpropertycapital.com



Villa in Benahavis. Spain.

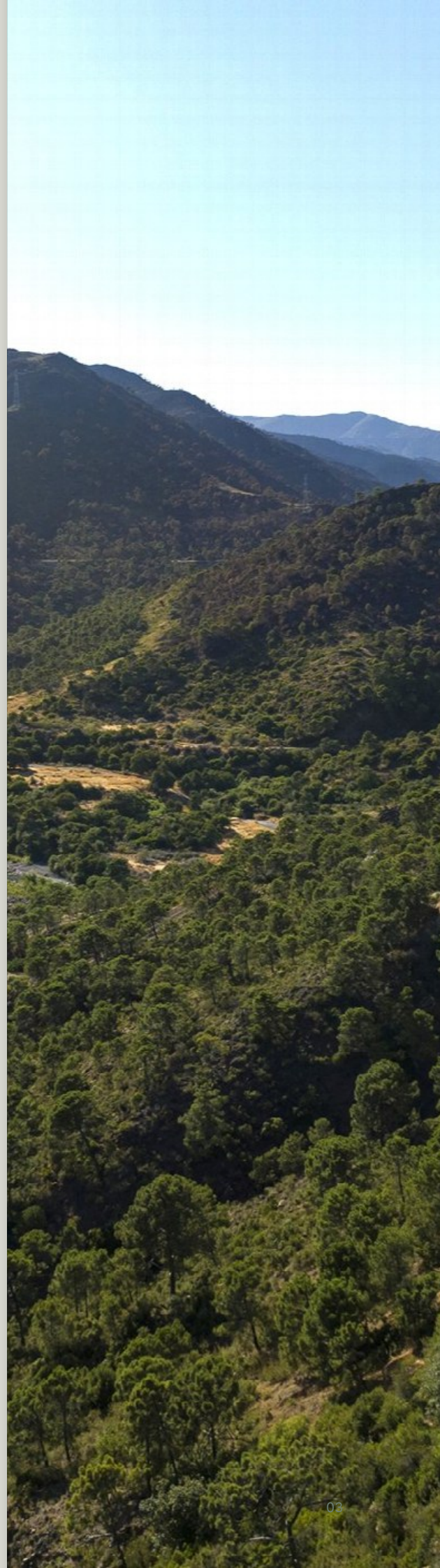
This villa sits on the edge of a natural park in Monte Mayor, a secluded gated community in Benahavís with a single controlled entrance. Raised above the valley of the Guadalmanza river, it faces south-west and enjoys open views across the hills towards the coast.

Casa Colinas

Benahavis

This villa sits on the edge of a natural park in Monte Mayor, a secluded gated community in Benahavís with a single controlled entrance. Raised above the valley of the Guadalmanza river, it faces south-west and enjoys open views across the hills towards the coast. The plot extends to 3,650 sqm, and the town of Benahavís lies 6 km away, with the coast 7 km from the community. The villa totals 1,281 sqm, with 936 sqm of interior space and 345 sqm of terraces, over two floors and a basement linked by a lift. It has six bedrooms and six bathrooms. The open-plan kitchen with Gaggenau appliances opens to a 140 sqm living room with vaulted wooden ceiling and fireplace, facing the terraces and an 18.5 metre heated pool. The lower level holds a Bang & Olufsen cinema for twelve, wine cellar, hammam, gym and guest apartment, and solar panels and underfloor heating add comfort. The asking price of this home is € 7.800.000. Depending on the seller, transfer tax (ITP) or IVA applies on top, plus purchase costs; we confirm for each home which applies and are happy to calculate the total for you.

Property type	Villa
Bedrooms	6
Bathrooms	6
Living area	1,281 m²
Plot	3,650 m²
Asking price	€7,800,000
Reference	JBP-55535



You choose. We arrange the rest.

From the first selection to the keys and the years after, all in one place. You do not need to live in Spain for it.

Selection

We filter the market by goal, budget and use, and we know the developments and the agents behind them.

Viewings

A trip along a short list, with planning, transport and someone who really knows the area.

Legal and tax

Spanish lawyer, notary, NIE number and checks on charges, permits and easements.

Financing

A Spanish mortgage or financing from the Netherlands, with purchase costs included.

Transfer

From offer to keys: reservation contract, deed, notary and registration in your name.

After the keys

Utilities, insurance, tax returns and, if you wish, rental and maintenance.



03 · THE AREA

What you will find around Benahavís

Benahavís is known as the dining room of the Costa del Sol: a small mountain village with a striking number of good restaurants. The municipality lies between Marbella, Estepona and Ronda and counts nine golf courses. A walking route runs through the Guadalmina gorge past natural swimming spots.

9 golf courses

including La Quinta and Marbella Club Golf

Mountain village

known for its restaurants

Guadalmina

gorge with natural swimming spots

La Zagaleta

gated estate within the municipality

15 min

to Marbella and the beach

50 min

to Málaga airport

What the purchase costs beyond the price

The tax rates are those of Andalusia. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

Transfer tax (ITP 7%)	€546,000
Notary (official fees plus VAT)	€3,490
Land registry (official fees plus VAT)	€2,188
Legal support (1% plus VAT)	€94,380
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€646,558

€8,446,558

TOTAL INVESTMENT

€646,558

PURCHASE COSTS

8.3%

OF THE PURCHASE PRICE

Example calculation at the stated asking price, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included, and the Spanish tax authority may apply its own reference value. No rights can be derived from this calculation.







We guide your purchase, from first viewing to the keys.

Would you like to view this property or first see the full documentation? Please get in touch. We will send the floor plans, the specification and the availability, and arrange a viewing if you wish.

€7,800,000

asking price

6

bedrooms

1,281 m²

living area

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