MIBGROUP.ES

Sales - Apartment - Calahonda

359.000€

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Ref.-ID: MIBGR5443921 **Calahonda** **Apartment**

Community: 1,728 EUR / year **IBI: 431 EUR / year** **Rubbish: 81 EUR / year**

 **2**

 **2**

 **80 m2**

Recently renovated and enjoying breathtaking panoramic sea views, this stylish apartment in Sitio de Calahonda offers the perfect blend of comfort, contemporary design and Mediterranean living. The property features two spacious bedrooms, two modern bathrooms and an additional versatile room to suit your needs, ideal as a home office or hobby space for example. The bright open-plan kitchen, dining and living area has been thoughtfully designed for modern living and opens onto a south-facing terrace where spectacular sea views create the perfect setting for relaxing or entertaining. The fully fitted kitchen combines functionality with elegant finishes, while the master bedroom also enjoys direct access to the terrace, allowing you to wake up to the beauty of the Mediterranean every day. A separate laundry room adds further practicality. Set within the peaceful El Alarife community, residents benefit from a communal swimming pool, beautifully maintained surroundings and an excellent location close to the Miel y Nata commercial centre, with restaurants, shops and services nearby, as well as quick access to the AP-7, connecting you easily to Marbella, Fuengirola and Málaga Airport. Combining contemporary comfort, breathtaking sea views and an excellent location, this is an exceptional opportunity to enjoy the very best of the Costa del Sol lifestyle. 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: □394,900. 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. ALA

Setting
- ✔ Suburban

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ Fireplace

Views
- ✔ Sea Views

Features
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Utilities
- ✔ Electricity
- ✔ Drinkable Water





































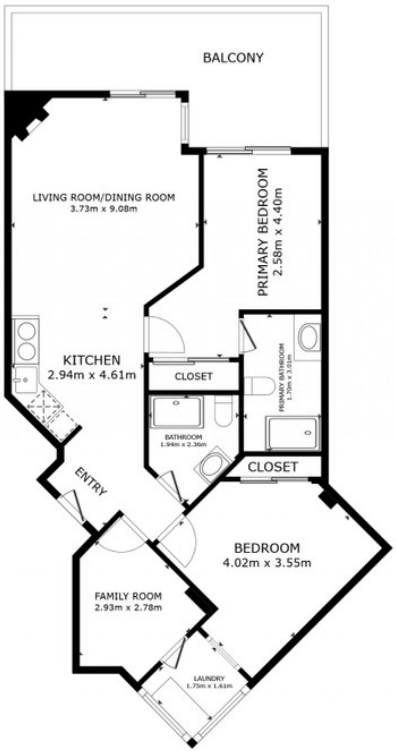

FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 76.8 m²
EXCLUDED AREAS : BALCONY 15.3 m²
TOTAL : 76.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.