Sales - House - Estepona

1.200.000€

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Ref.-ID: MIBGR5469391 **Estepona** **House**

IBI: 1,500 EUR / year

 **3**  **2**  **210 m2**  **754 m2**

A home to fall in love with. This detached villa in Monte Biarritz – Atalaya combines natural light, privacy and authentic Mediterranean character. The main floor features a spacious, light-filled living and dining area, a separate room ideal as a home office or fourth bedroom, an independent kitchen with utility area, and a guest toilet. Upstairs, you'll find three generous bedrooms and two full bathrooms, as well as a pleasant terrace with La Concha mountain as a beautiful backdrop. The outdoor area is one of the villa's main highlights: a large, completely flat private garden, private swimming pool and barbecue area create the perfect setting to enjoy the Costa del Sol lifestyle all year round. Set in a peaceful residential area, just a short walk from a wide range of shops and amenities, and within easy reach of Guadalmina and the beach, the property is strategically located between Marbella and Estepona. A villa full of character, and the home you've always imagined. Contact us to arrange a viewing and discover it for yourself. The Abbreviated Information Document (DIA) is available upon request. Estimated expenses to be borne by the buyer: The purchase is subject to the Property Transfer Tax (ITP), (Law 5/2021 on Ceded Taxes), with a maximum general rate of 7%. The tax base shall be the higher value between the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs for the public deed and registration in the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. Rough estimate between □500 and □2,000 for notary fees and between □250 and □1,500 for registry fees. Gestoría (if hired voluntarily, free-market fees): Estimate between □300 and □500. Municipal capital gains tax (IIVTNU) expenses are borne by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: □129,500. (+10%). This estimate is indicative and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller. CN1.

Pool
- ✔ Private Pool

Climate Control
- ✔ Central Heating
- ✔ Fireplace

Features
- ✔ Private Terrace
- ✔ Wood Flooring
- ✔ Barbeque

Furniture
- ✔ Not Furnished

Garden
- ✔ Private Garden

Parking
- ✔ Garage


















































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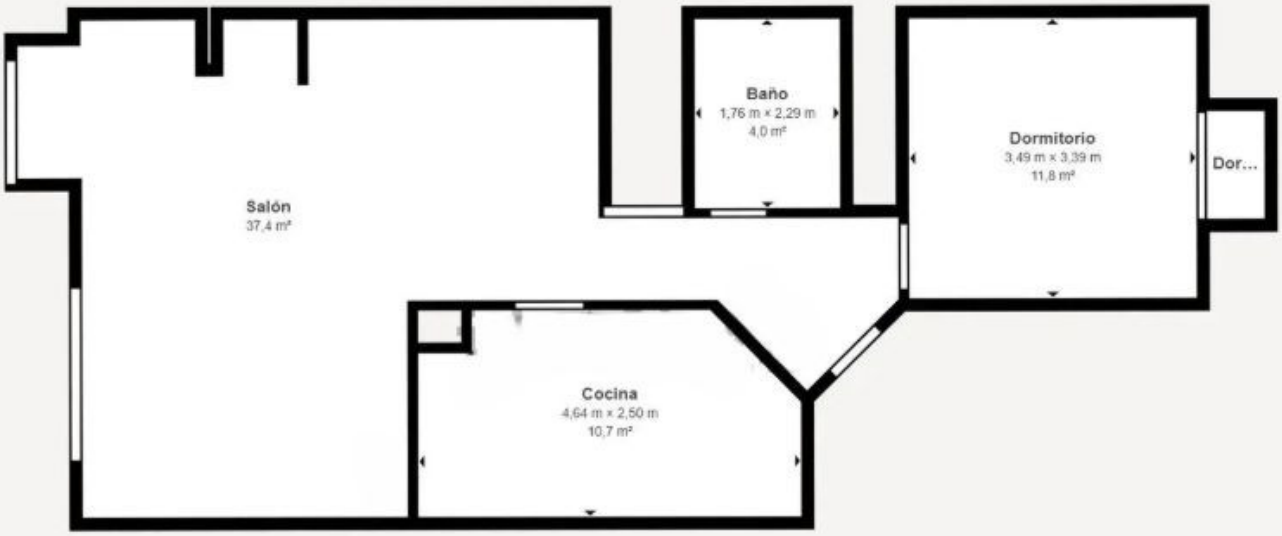











Salón
37,4 m²
Baño
1,76 m × 2,29 m
4,0 m²
Dormitorio
3,49 m × 3,39 m
11,8 m²
Dor...
Cocina
4,64 m × 2,50 m
10,7 m²


Baño
7,6 m²
Baño
2,25 m × 2,26 m
4,4 m²
Dormitorio
3,50 m × 3,40 m
11,9 m²
Pasillo
3,27 m × 0,99 m
3,2 m²
Dormitorio
4,02 m × 3,62 m
14,5 m²
Dormitorio
3,25 m × 2,52 m
8,2 m²

