

**Ref.-ID: MIBGR5336011**

**Fuengirola**

**Апартамент**

**Коммунальные: 1,104 EUR / год**

**ИБИ: 343 EUR / год**



**3**



**1**



**111 m2**

Bright 3-Bedroom Apartment 3 Minutes from the Beach - Fuengirola Spacious 111 m2 apartment located on the 3rd floor in Avda. de las Gaviotas, Fuengirola, just a 3-minute walk from the beach, in a quiet and well-connected area. The property occupies the entire rear left corner of the building, which provides excellent natural light and cross ventilation throughout the day. It features 3 bedrooms, 1 full bathroom, and 1 guest toilet, with a comfortable layout that clearly separates the living areas from the sleeping quarters. The living room is spacious and welcoming, with a dining area from which you can enjoy views of the sea. The property also includes a small rear terrace, perfect for enjoying some outdoor space in a more private setting. The building offers a lift, a communal swimming pool, and outdoor parking with an assigned space for each owner, a great advantage in such a beachside location. An ideal property as a permanent residence, holiday home, or investment opportunity, thanks to its excellent location in one of the most sought-after areas of Fuengirola. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), whose maximum general rate is 7%. The taxable base will be the higher value between the deeded purchase price and the cadastral reference value (art. 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of the public deed and registration at the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs range between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative agency fees (if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). Estimated total cost for the buyer: [44.000]€ (+10%). This estimate is indicative only 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. Agency/intermediation fees are paid by the seller. VOA.

**ОРИЕНТАЦИЯ**

✓ Юго-запад

**Климат-контроль**

✓ Центральное отопление

**ВИД**

✓ Море

**Особенности**

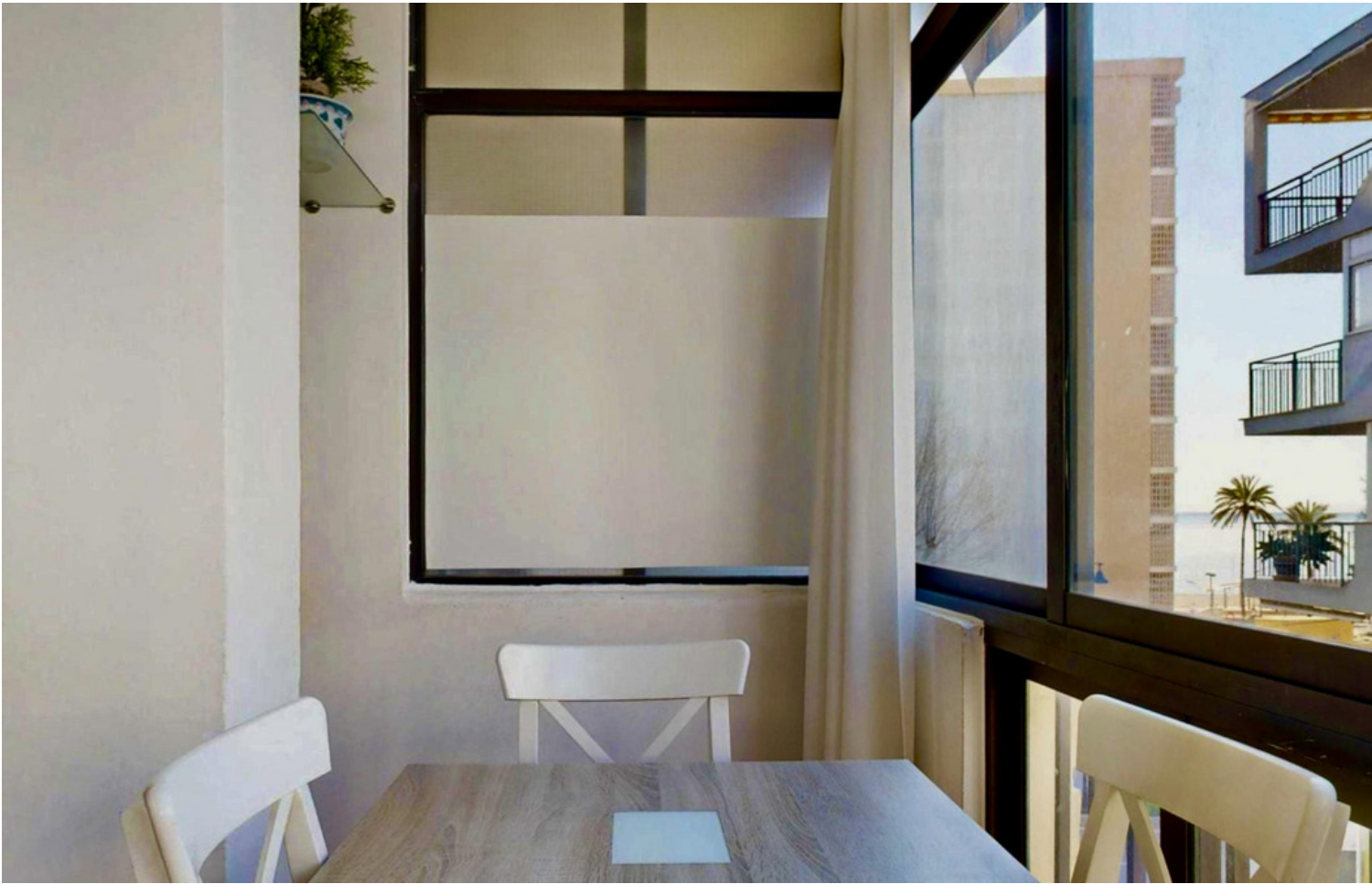
- ✓ Лифт
- ✓ Деревянные полы
- ✓ Доступ для инвалидов

**Мебель**

✓ Без мебели











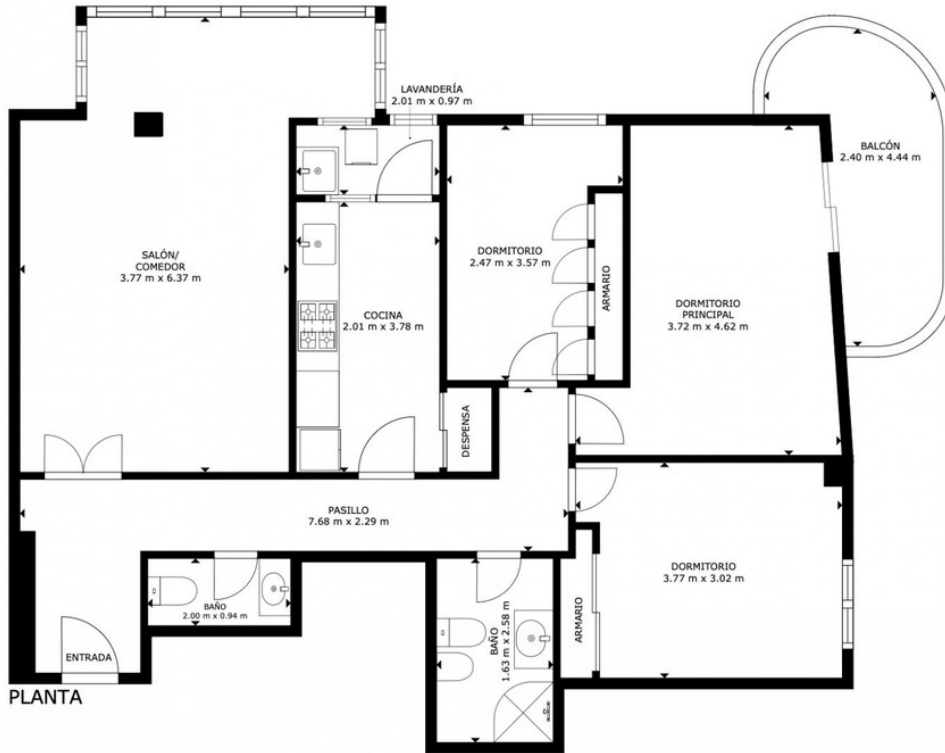












PLANTA

ÁREA INTERNA BRUTA  
 PLANTA: 90 m<sup>2</sup>  
 ÁREAS EXCLUIDAS: BALCÓN: 7 m<sup>2</sup>  
 LOS TAMAÑOS Y LAS DIMENSIONES SON APROXIMADAS Y PUEDEN VARIAR EN ALGUNOS CASOS.

