Sales - Apartment - Elviria

465.000€











Ref.-ID: R5529394 **Elviria** **Apartment**

IBI: 634 EUR / year

2 **2** **137 m2**

Fantastic penthouse with golf and sea views. This apartment is located in the well known complex called Las Terrazas de Santa María Golf-Elviria. The property has two ample bedrooms with built-in wardrobe, two full bathrooms, , large and bright living room with chimney, a fully and equipped kitchen with laundry room and a covered and sunny terrace of 25 m2 to enjoy the worderful weather of the Costa del Sol. Surrounded by well-kept tropical garden and several pools. Just five minutes from all amenities such as supermarkets, restaurants, banks, pharmacy, etc and the besst beaches of marbella. Great opportunity. Come and visit! DS1 Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the maximum standard rate of which is 7 per cent. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the Consolidated Text of the Law on Property Transfer Tax and Judicial Fees). Reduced rates may apply depending on the buyer’s personal circumstances. The costs of the notarial deed and registration with the Land Registry are governed by the official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989) respectively. An indicative estimate is between □500 and □2,000 for notarial fees and between □250 and □1,500 for registration fees. Administrative agency (if engaged voluntarily, fees are unregulated): Estimated cost between □300 and □500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the TRLRHL). Estimated total cost to the buyer: 511.500□ This estimate is indicative and is provided in accordance with Article 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. The seller is responsible for paying the estate agent’s fees. Translated with DeepL.com (free version)

Orientation
- ✔ South East Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Central Heating
- ✔ Fireplace

Features
- ✔ Lift
- ✔ Storage Room
- ✔ Wood Flooring
- ✔ Marble Flooring

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Garage

Utilities
- ✔ Drinkable Water