EK
ARBAT ESTATES

Sales - House - Estepona

549.000€

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Ref.-ID: R5402719

Estepona

House

Community: 2,040 EUR / year

IBI: 538 EUR / year

4

2

235 m2

WELCOME TO YOUR DREAM HOME ON THE COSTA DEL SOL Located in the exclusive residential community of La Palmera, in the sought-after area of La Boladilla, Estepona East, this spacious townhouse offers an exceptional combination of space, privacy, comfort and location. Set within a peaceful community of only 42 homes, the property enjoys an excellent position between Estepona and Puerto Banús, with easy access to the A-7, beautiful beaches, golf courses, international schools, restaurants, beach clubs and shopping areas. Distributed over four levels and approximately 235 m2 built, the property offers generous interiors, multiple terraces and plenty of natural light throughout. The main floor features a bright living-dining room opening onto a southwest-facing private terrace, ideal for outdoor dining and enjoying the afternoon sun. This level also includes a fully equipped kitchen, separate laundry room and guest toilet. The first floor offers three spacious bedrooms with fitted wardrobes and two bathrooms, including a master bedroom with en-suite bathroom. Several terraces provide pleasant views of the sea, gardens and surrounding greenery. The top floor features a versatile multifunctional room, ideal as a fourth bedroom, home office, gym, studio or family lounge. Two additional terraces offer beautiful views towards the Mediterranean Sea, communal gardens and swimming pool. The lower level is particularly impressive, with a large multifunctional area, spacious storage room and a private garage of approximately 74 m2, offering space for up to four vehicles. Part of the garage could also be adapted to create additional private space, subject to the owner\'s needs and applicable regulations. The community offers beautifully landscaped gardens and a large communal swimming pool, currently undergoing renovation, creating a peaceful environment to enjoy throughout the year. Additional features include split-type air conditioning, built-in wardrobes, multiple terraces, excellent storage and abundant natural light. Key Features • 4 bedrooms and 2 bathrooms + guest toilet • Approx. 235 m2 built • Southwest-facing private terrace • Multiple terraces with sea, garden and pool views • Spacious multifunctional top-floor room • Private garage of approx. 74 m2 for up to 4 vehicles • Large storage and multifunctional areas • Fully equipped kitchen & separate laundry room • Split-type air conditioning • Built-in wardrobes • Landscaped communal gardens • Large communal swimming pool • Quiet gated residential community • Excellent connections to Estepona, Marbella & Puerto Banús A versatile and spacious home in one of Estepona East\'s attractive residential areas, ideal as a permanent residence, holiday home or investment. Contact us today to arrange a viewing and discover everything this exceptional property has to offer. The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher of the declared purchase price and the cadastral reference value (Article 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer’s personal circumstances. Notary fees and Land Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost is between □500 and □2,000 for notary fees and between □250 and □1,500 for Land Registry fees. Administrative (gestoría) fees (if voluntarily engaged, with freely agreed fees): estimated between □300 and □500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Total estimated cost for the buyer: □605,000. This estimate is indicative and provided in accordance with Article 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller. NG1

Orientation
- ✔ South West Orientation

Condition
- ✔ Renovation Required

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Sea Views

Features
- ✔ Storage Room
- ✔ Basement

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Garage

Utilities
- ✔ Drinkable Water