EK
ARBAT ESTATES

Sales - House - Cancelada

550.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com











Ref.-ID: R5424142

Cancelada

House

IBI: 549 EUR / year

3 **2** **122 m2**

Exclusive Fully Renovated Townhouse in Cancelada, Estepona – Ready to Move Into Discover this magnificent townhouse located in Cancelada, one of Estepona’s most sought-after areas. Fully renovated with high-quality materials and finished to the highest standards, this property offers the perfect balance of comfort, design, and location. The property is presented in impeccable condition and is ready to move into, with no further improvements required. Its bright and functional spaces create a welcoming and contemporary atmosphere, making it ideal as a permanent residence, holiday home, or investment opportunity. Located within a prestigious residential community, you will enjoy a peaceful and well-established environment surrounded by all the amenities needed for everyday living, including supermarkets, schools, restaurants, sports facilities, public transport, and just a few minutes from the beautiful beaches of the Costa del Sol. A unique opportunity to own a home in one of Estepona’s most highly demanded areas, combining quality of life, comfort, and an excellent location. **The advertised price does not include taxes or purchasing costs.** A 7% Property Transfer Tax (ITP) will apply, together with Notary fees (approximately 0.3%–0.5%) and Land Registry fees (approximately 0.1%–0.3%) calculated on the purchase price. The amounts shown are for guidance purposes only and may vary depending on the specific circumstances of each transaction. For this property, the estimated costs are as follows: **Property Transfer Tax (ITP – 7%)** €526,000 × 7% = **€36,820** **Notary Fees (0.3%–0.5%)** Minimum: €526,000 × 0.3% = **€1,578** Maximum: €526,000 × 0.5% = **€2,630** **Land Registry Fees (0.1%–0.3%)** Minimum: €526,000 × 0.1% = **€526** Maximum: €526,000 × 0.3% = **€1,578** **The purchase of this property does not involve any real estate agency fees for the buyer.** **Don't miss this exclusive property. Contact us today for further information or to arrange a viewing.**

Setting
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ Recently Refurbished

Climate Control
- ✔ Air Conditioning

Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Domotics
- ✔ Courtesy Bus
- ✔ Basement

Kitchen
- ✔ Partially Fitted Kitchen

Security
- ✔ Alarm System
- ✔ Safe

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Telephone

Category
- ✔ Contemporary