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PLANETA PROPERTY
Marbella - Spain

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Apartment in Mijas Costa

Reference: R5379859



Bedrooms: 3 | Bathrooms: 3 | M²: 164 | Price: 799,000 €

Status: Sale | Property Type: Apartment | Parking places: by request













Overview:Luxury apartment in a private development of only 5 residences, guaranteeing unparalleled privacy and exclusivity. It is fully accessible for people with reduced mobility. It features 3 bedrooms, 3 bathrooms, a large open-plan living room and kitchen, a laundry room, and a pantry. The 26 m² terrace and private garden offer stunning sea views in a privileged setting. An assigned parking space is included. Top-of-the-line finishes include Dekton by Cosentino flooring and bathrooms, a kitchen with porcelain countertops, high-quality cabinetry, and included appliances. Electric blinds are installed in all rooms. The development offers a communal saltwater swimming pool. Currently undergoing complete renovation, with completion expected in October 2025. Images are illustrative renderings and are not contractually binding. • There are no other mandatory brokerage fees. • Taxes not included: Transfer Tax (7% in Andalusia) on the sale price: €799,000, estimated at €55,930. (The exact amount will depend on the buyer's tax status.) This is without prejudice to reduced rates of 3.5%, 1.2%, or 1% applicable depending on the buyer's personal circumstances or the property's characteristics. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher. • Notary fees: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notarial Tariff. Approx. €2,557 including VAT. • Property Registration Fees: Registration in the Property Registry will be billed according to the official fee schedule established in Annex I of Royal Decree 1427/1989, of November 17, which approves the Notarial Fees. Approx. €1,918 including VAT. • Management Fees (Agency): The fees for administrative processing, tax settlement, and registration amount to €417 (VAT included). • Seller's Agency Fees: Included in the List Price. • Buyer's Agency Fees: Please note that professional fees may apply to the buyer in cases where purchase commission services (PSI) or a Real Estate Personal Shopper have been contracted. THESE FEES ARE NOT RELATED TO THE PURCHASE PRICE. • Estimated total including taxes, notary fees, and registration: €860,344. For comprehensive information on the operation, tax rates, and tax breaks of the Transfer Tax (ITP) in Andalusia, please consult the official website of the Andalusian Regional Government's Tax Agency at the following link:
https://www.juntadeandalucia.es/organismos/economiahaciendayfondoseuropeos/areas/tributos-juego/tributos/paginas/im

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Features:

None, Pool, Air conditioning, Sea views, Private garden, None, Parking, Investment, Luxury