

ELVIRIA

■■■■■■■■■■■■ Elviria

359 000 €

■■■■■■■■ R5512843

2	2	121 m²
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In Los Lagos de Santa María Golf, in Elviria, this 121 m2 built apartment offers the tranquility of a residential development alongside the vibrant coastal lifestyle just moments away. The layout is clear and practical: a spacious and bright living-dining room, an independent kitchen, a master bedroom with an en-suite bathroom, a second bedroom, and an additional bathroom. Built-in wardrobes and air conditioning ensure the home is fully equipped for everyday life, while the parking space and storage room take care of practical needs without taking away from the living space. The building is equipped with an elevator. What truly defines the rhythm of this home are its two terraces. From one, sea views invite you to linger into the evening; from the other, the communal gardens provide a scenic backdrop for breakfast or an unhurried conversation. It is easy to picture spending long hours here with family or friends, enjoying the Costa del Sol sunshine nearly year-round and a climate that allows for living much of the day outdoors. The community is quiet and well-maintained, featuring manicured gardens and several swimming pools for a dip or simply relaxing in the shade. The golf course is right next door, bringing that sense of open space and order characteristic of Elviria's developments. At the same time, the beach, restaurants, and amenities of Marbella are close by, so daily life requires choosing neither tranquility nor coastal living. This is a property for anyone seeking brightness, sea-view terraces, a pool close at hand, and a relaxed environment where good weather is not the exception, but the rule. Estimated buyer costs: The purchase is subject to the Property Transfer Tax (ITP, under Law 5/2021 on Transferred Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the deeded purchase price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer\'s personal circumstances. Public deed and Property Registry registration fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). Approximate notary fees range between €500 and €2,000, and registry fees between €250 and €1,500. Administrative management agency fees (gestoría, if voluntarily hired, with unregulated fees) are estimated between €300 and €500. The municipal capital gains tax (plusvalía municipal / IIVTNU) is the responsibility of the seller (Art. 104 TRLRHL). Estimated total cost for the buyer: €394,900. This estimate is provided for guidance purposes ■in ■accordance ■with ■Art. 20.1.c) ■TRLGDCU. ■The ■final ■amount ■will depend ■on ■the specific ■circumstances ■of the ■transaction ■and ■the ■buyer. Brokerage fees ■are ■borne ■by ■the ■seller. ■IMR

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