

LA MAIRENA

# ■■■■■■■■■■■■ ■ La Mairena

319 000 €

■■■■■■■■ R5517295

| 2 | 2 | 111 m² | 111 m² |
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111 m2 (built) apartment in the El Vicario development, in La Mairena (Ojén), with distant sea views and a spacious 29 m2 terrace to enjoy the outdoors all year round. It is located on the first floor of a building without a lift, with a single flight of stairs, making it easy to access in daily life. The property has two bedrooms and two full bathrooms, one of them en suite, offering comfort and privacy for the family as well as for hosting guests. As extras, it includes a storage room of approximately 12 m2 and an assigned parking space right in front of the apartment, a very valuable feature that is hard to find. The development is a gated community offering amenities such as Wi-Fi and a swimming pool, providing residents with peace and quiet, security, and a well-maintained environment. It is also conveniently located next to the German School and very close to Ecos School, two private schools in the area, making it an especially attractive location for families. Location and distances (by car): Elviria: 11 min Elviria Beach: 14 min Marbella: 22 min Málaga Airport: 38 min An ideal opportunity as a primary residence, second home or investment, combining the tranquillity of the mountains and the sea with the services of Marbella just minutes away. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the deed price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notary fees for the public deed and Land Registry registration fees are regulated by official scales (RD 1426/1989 and RD 1427/1989, respectively). Indicative estimate: between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Gestoría/administrative agent (if voluntarily hired, fees freely agreed): estimated between €300 and €500. Municipal capital gains tax (IIVTNU, "plusvalía municipal") is payable by the seller (art. 104 TRLRHL). Estimated total cost for the buyer: €350,900. This estimate is for guidance only and is ■provided ■in ■accordance ■with art. ■20.1.c) ■TRLGDCU. ■The ■final ■amount will ■depend ■on the ■specific ■circumstances of ■the ■transaction ■and ■the buyer. Intermediation ■fees ■are ■payable ■by ■the ■seller. VOA.

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