

ESTEPONA

395 000 €

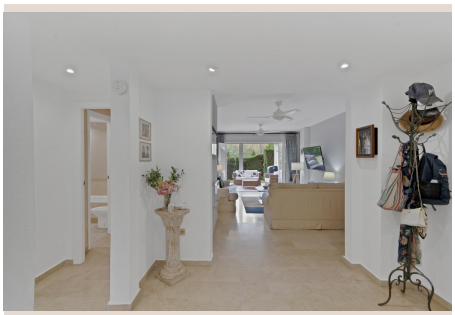
[redacted] R5518318

[redacted] Estepona

2	2	105 m²
[redacted]	[redacted]	[redacted]





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BRIGHT GROUND FLOOR APARTMENT WITH SPACIOUS TERRACE & PRIVATE GARDEN / ATALAYA GREEN MAR/ ESTEPONA Discover a relaxed Mediterranean lifestyle in this bright and inviting ground floor apartment, offering a spacious covered terrace and a private 40 m2 garden, located in the established gated community of Atalaya Green Mar, Estepona. With 105 m2 of living space, this attractive 2-bedroom, 2-bathroom apartment offers a comfortable and well-balanced layout, with generous indoor and outdoor spaces designed to enjoy the Costa del Sol lifestyle throughout the year. The west-facing orientation provides plenty of natural light during the afternoon, creating a warm and welcoming atmosphere and making the terrace an ideal place to enjoy the later hours of the day. The spacious living-dining room opens directly onto a large covered terrace, creating a natural extension of the living space. It is perfect for outdoor dining, relaxing with a coffee or enjoying time with family and friends. The terrace leads onto a 40 m2 private garden, offering valuable additional outdoor space where you can relax, enjoy the sunshine or create your own Mediterranean garden setting. The apartment features two bright bedrooms with fitted wardrobes, including a master bedroom with an en-suite bathroom. The spacious, fully equipped kitchen provides a practical and functional space with a pleasant outlook towards the communal areas. For year-round comfort, the property has ceiling fans, while the infrastructure and ducting for a central air-conditioning system are already in place, allowing the future owner to install the system according to their preferences. Atalaya Green Mar Atalaya Green Mar is a well-established, secure and beautifully maintained gated community, offering a peaceful and friendly residential environment. Residents benefit from beautifully landscaped communal gardens, a large swimming pool and a separate children\'s pool. The location is particularly convenient, with shops, restaurants and everyday services within walking distance, excellent access to the main road network and the beaches of the Costa del Sol just a short drive away. Whether you are looking for a comfortable permanent home, a relaxing holiday residence or an attractive investment opportunity, this property offers an excellent combination of indoor comfort, generous outdoor space and a convenient location in one of Estepona\'s established residential areas. A bright home with a private garden, generous outdoor space and everything you need to enjoy the Mediterranean lifestyle. Contact us today to arrange a private viewing and discover this charming property in Atalaya Green Mar for yourself. 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: €434,500. 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

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