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info@luxury-realty.com
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ISTÁN

330 000 €

■■■■■■■■ ■ Istán

■■■■■■■■ R5519683

4	3	146 m²	64 m²
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Charming village townhouse, located in the heart of the picturesque white village of Istan, surrounded by mountains, lush greenery, rivers, and beautiful natural landscapes. This fully renovated house perfectly combines rustic Andalusian charm with modern comfort. Finished to high standards of quality and attention to detail, the property features a spacious living and dining area with a fireplace and exposed wooden beams, two bedrooms and two bathrooms on the ground floor, plus a generous fully equipped kitchen with high-end appliances and a dining area. A spiral staircase leads to two additional bedrooms on separate levels: one featuring a walk-in wardrobe area and the other an en-suite bathroom. On the top floor, there is a small terrace with views of the village and surrounding nature. Positioned on a corner, the house benefits from having neighbors on only one side. Shops, cafes, and restaurants are all within walking distance, offering an authentic village lifestyle just 25 minutes drive from Marbella. A unique property full of character, ideal as a permanent residence, holiday retreat, or rural tourism investment on the Costa del Sol. Call us today! The Abbreviated Information Document (DIA - Documento Informativo Abreviado) is available upon request. Estimated buyer expenses: The purchase is subject to the Property Transfer Tax (ITP - Impuesto de Transmisiones Patrimoniales, Law 5/2021 on Transferred Taxes), with a maximum general rate of 7%. The tax base will be the higher value between the deed price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed (Notary) and Property Registry registration fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). Estimated indicative costs: €500 to €2,000 for notary fees and €250 to €1,500 for registry fees. Administrative agency (Gestoría, if voluntarily hired, unrestricted fees): estimated between €300 and €500. Municipal capital gains tax (Plusvalía Municipal / IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost for the buyer: €363,000 (+10%). This estimate is indicative and provided pursuant ■to ■Art. ■20.1.c) ■TRLGDCU. The ■final ■amount ■will ■depend ■on the ■specific ■circumstances of ■the ■transaction and ■the ■buyer. ■Real ■estate agency fees ■are ■paid ■by ■the ■seller. ■CN1.

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