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FUENGIROLA

315 000 €

■■■■■■■■■■■■ ■ Fuengirola

■■■■■■■■ R5537026

2	1	64 m²	11 m²
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Some spaces transform the way you enjoy your home. A spacious terrace where you can unwind, linger over a meal or make the most of a leisurely afternoon is one of them. And this property in Los Boliches, Fuengirola, has plenty to offer. We've included AI-generated images of each room to help you visualise how the property could look furnished and decorated, with a few updates to the bathroom and kitchen. Set in a well-maintained building built in 2007, with a lift and swimming pool, this home features two bedrooms, one bathroom and a spacious living room that is equally welcoming for quiet moments at home and gatherings with family and friends. The highlight is the generous west-facing terrace, with open views and an outlook over the pool. A space to fill with plants, create your own reading corner or enjoy dinner outdoors. That welcome extra room to breathe makes outdoor living a natural part of everyday life. The swimming pool adds to the appeal, allowing you to enjoy a refreshing dip and make the most of summer without leaving the building. For even greater convenience, a parking space in the same building is available to purchase for an additional €35,000, excluding taxes and purchase costs. It is one of the largest spaces in the building, with room for both a car and a motorbike: extra space and everyday convenience. A home that brings together spacious interiors, a terrace, open views and a swimming pool in Los Boliches. Come and see it for yourself, and imagine how you could make it your own. PRICE AND ESTIMATED PURCHASE COSTS Option 1 · Property without parking space - Property price: €315,000. - Property Transfer Tax (ITP) at the standard rate of 7%: €22,050. - Estimated notary fees, including VAT: €1,000. - Estimated Land Registry fees, including VAT: €500. TOTAL ESTIMATED PURCHASE COST: €338,550. Option 2 · Property with parking space - Property price: €315,000. - Parking space price: €35,000. - Combined purchase price: €350,000. - Property Transfer Tax (ITP) at the standard rate of 7%: €24,500. - Estimated notary fees, including VAT: €1,200. - Estimated Land Registry fees, including VAT: €700. TOTAL ESTIMATED PURCHASE COST INCLUDING PARKING SPACE: €376,400. Information on taxes and purchase costs: ITP has been calculated at the standard rate of 7% currently applicable in Andalusia, based on the prices stated above. The final tax payable will depend on the legally applicable taxable value of each property. If its applicable cadastral reference value exceeds the purchase price, the calculation will need to be adjusted. Reduced tax rates may also apply depending on the buyer's circumstances and eligibility. Notary and Land Registry fees are estimates inclusive of VAT, rather than fixed quotations. The final amounts will depend on the applicable statutory fee schedules, the details of the transaction and the allocation of costs required by law or otherwise validly agreed between the parties. The totals ■assume ■a ■purchase ■without financing. ■They ■do ■not ■include ■financing costs ■or ■any optional ■services ■the buyer ■chooses ■to ■arrange. Contact ■us for more ■information ■or ■to ■arrange ■a ■viewing.

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