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NUEVA ANDALUCÍA

619 000 €

[redacted] R5542063

# [redacted] Nueva Andalucía

| 3 | 3 | 132 m² | 46 m² |
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Set within Soleuropa Golf, a peaceful residential development in Nueva Andalucía, this charming three-bedroom townhouse combines traditional Mediterranean architecture with bright interiors, beautifully renovated spaces and inviting outdoor living areas. Surrounded by landscaped gardens, it enjoys an excellent location just minutes from Puerto Banús and a wide range of amenities. The property offers 132 m2 of built area, arranged over two floors plus a spacious private rooftop solarium of approximately 46 m2. Its southeast orientation and seamless connection to the surrounding gardens create a welcoming atmosphere, making it equally appealing as a permanent residence or a Mediterranean holiday retreat. On the main floor, the bright living and dining area features elegant marble flooring, a fireplace and large windows that fill the space with natural light. Traditional Mediterranean-style doors open onto a covered terrace with a comfortable outdoor seating area and direct access to the communal gardens, with the swimming pool just a few steps away. The separate kitchen has been completely renovated, combining contemporary design with generous storage space and a welcoming breakfast area. A beautifully updated guest toilet completes this level. Upstairs, the property offers three bedrooms and two full bathrooms. The principal bedroom features an en-suite bathroom and a private terrace overlooking the landscaped gardens and swimming pool. The two additional bedrooms, both with fitted wardrobes, share a second bathroom. All bathrooms have been fully renovated, including new plumbing installations and finishes. One of the property's most appealing features is its generous private rooftop solarium, designed for effortless outdoor living. Featuring a pergola-covered dining area with an awning, a built-in barbecue and several inviting spaces to relax, it offers open views across lush greenery, the surrounding mountains and the residential neighbourhood. An ideal setting for alfresco dining, entertaining or simply enjoying the Mediterranean climate throughout much of the year. A charming Mediterranean home where traditional character meets modern comfort, offering beautifully updated interiors, exceptional outdoor spaces and the opportunity to enjoy the relaxed lifestyle of Nueva Andalucía, with everything close at hand. Estimated costs payable by the buyer: The purchase is subject to Transfer Tax (ITP) pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the price stated in the title deed and the cadastral reference value (Article 10 of the Revised Text of the Transfer Tax and Stamp Duty Act – TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of the public deed before a Notary and registration at the Land Registry are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. As a general estimate, notary fees may range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative handling fees (gestoría), if voluntarily appointed, are freely agreed and are estimated to range between €300 and €500. The municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller pursuant to Article 104 of the Revised Text of the Local Finance Act (TRLRHL). Total estimated cost payable by the buyer: 680.900€. This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) of the Revised Text of the General Law for ■the ■Protection ■of ■Consumers and ■Users ■(TRLGDCU). ■The ■final ■amount will ■depend ■on the ■specific ■circumstances of ■the ■transaction ■and ■the buyer. Agency ■fees ■are ■payable ■by ■the ■seller. ALA

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