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MÁLAGA

■■■■■■■■■■■■ ■ Málaga

604 000 €

■■■■■■■■■ R5543926

3	2	120 m²
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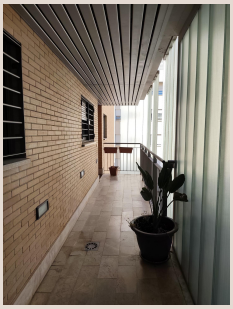











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Spectacular Duplex with a Large 15 m2 Terrace, Garage, Storage Room, and Pool Description: Can you imagine starting your day having breakfast in the fresh air or unwinding at sunset on your own private terrace? This sensational 3-bedroom, 2-bathroom duplex brings together everything you are looking for: space, light, comfort, and a communal area designed for year-round enjoyment. Floor Layout: Main Floor: Features a cozy living-dining area with direct access to a magnificent 15 m2 private terrace, ideal for outdoor living. It includes a fully fitted separate kitchen, a bedroom (perfect as a guest room, office, or ground-floor bedroom), and a full bathroom with a walk-in shower. Upper Floor: Houses two spacious bedrooms, a second full bathroom, and a practical built-in wardrobe in the hallway, maximizing storage space. Features and Amenities: Climate Control: Fitted with air conditioning. Orientation: North-West, offering great natural light throughout the day and cooler summer afternoons. Included Extras: Private garage space and a storage room in the same building. Communal Areas: Located within a gated complex featuring landscaped gardens and a swimming pool, perfect for relaxation and family fun. A exceptionally complete property, perfect as a main residence or an investment opportunity. Properties with private terraces and pools don't stay on the market long. Contact us today to schedule your viewing! FEATURES Built area: 120 m2 Bedrooms: 3 Bathrooms: 2 Terrace Garage space included in the price Storage room Orientation: North, West Year built: 2007 Central heating BUILDING 5th floor, exterior With elevator AMENITIES & EQUIPMENT Air conditioning Swimming pool Garden The Short Information Document (DIA) is available upon request. Estimated buyer expenses: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a maximum general rate of 7%. The taxable base will be the higher value between the deed price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). Estimated indicative costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency/gestoría fees (if hired voluntarily, unregulated fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). ■This ■breakdown ■is ■an estimate ■provided ■in ■accordance ■with ■Art. 20.1.c) ■of ■the TRLGDCU. ■The ■final amount ■will ■depend ■on ■the specific circumstances ■of ■the ■transaction ■and ■the ■buyer. MMB

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