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Sols

Los Flamingos



Chambres: 2	Salles de bains: 2	M²: 106	Prix: 449 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5343865	Publish date: 01.06.26

Vue d'ensemble: Exclusive Luxury Apartment in Bel-Air, between Estepona and Benahavís Discover this magnificent property located in one of the most sought-after areas of the Costa del Sol: the prestigious Bel-Air urbanization, just a few minutes from Villa Padierna. This elegant apartment stands out for its perfect combination of comfort, design, and location—ideal both as a permanent residence and a secure investment. ???? Main Features: 2 spacious bedrooms 2 full bathrooms Private dressing room in the master bedroom Large terrace with spectacular open views of the pool Luxury property, tastefully decorated and ready to move in ???? The Urbanization: Located in an exclusive setting, Bel-Air offers tranquility, security, and beautifully maintained communal areas, including a swimming pool and gardens that create a relaxing and sophisticated atmosphere. ???? Prime Location: Between Estepona and Benahavís, with excellent access to the highway, close to supermarkets, services, golf courses, and just a few minutes from the beach. ???? Ideal for: Year-round living in a quiet and exclusive area Investors seeking high rental returns Second home on the Costa del Sol ???? A property that combines luxury, location, and quality of life. ???? The Abbreviated Information Document is available. Costs: Taxes (ITP or VAT + AJD) + notary and registry fees. ???? Estimated buyer costs: 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 value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry fees

are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs: €500 to €2,000 for notary fees and €250 to €1,500 for registry fees. Agency (optional, with freely agreed fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). ???? Estimated total cost for the buyer: €48,000 (+10%) This estimate is indicative and provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are paid by the seller. FS1

Caractéristiques:

Piscine, Ascenseur, None, Parking