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Таунхаус

La Cala de Mijas



Комнат: 5

Ванных: 4

M²: 270

Цена: 895 000 €

Статус: Продажа

Тип недвижимости: Таунхаус

Референция: R5357926

Дата публикации: 01.06.26

Описание: Exclusive Renovated Townhouse in La Cala de Mijas – Urb. El Arajanal Discover this spectacular Townhouse located in one of the most sought-after areas of the Costa del Sol, in La Cala de Mijas, within the and exclusive El Arajanal urbanization. A unique property that combines space, privacy, and construction quality—ideal for families or as a high-level investment. ???? Main Features: 240 m2 of usable space 5 spacious bedrooms 4 full bathrooms Large living room with an sense of space and natural light Fully renovated property with modern finishes Excellent moisture insulation (maximum comfort all year round) ???? Exterior & Orientation: Southwest orientation: natural light throughout the day Open views of the pool and the mountains Quiet and private environment, ideal for relaxation ???? Extras: Private parking for 2 cars Spacious indoor and outdoor areas ???? Prime Location: Just a few minutes from the beach and the center of La Cala de Mijas, with quick access to all amenities: supermarkets, restaurants, schools, and golf courses. Excellent connection to Málaga and Marbella. ???? Ideal for: High-end family residence Second home on the Costa del Sol Investors seeking high returns from short-term or long-term rentals ???? A property that stands out for its size, quality, and strategic location. ???? Contact us for more information or to schedule a private viewing. The Abbreviated Information Document is available to you. Costs: Taxes (ITP or VAT + AJD) + notary and registry fees. Estimated costs payable by the buyer: The purchase is subject to the 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: €95,000 (+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

Особенности:

Бассейн