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Sols

Riviera del Sol



Chambres: 2	Salles de bains: 2	M²: 131	Prix: 310 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5365666	Publish date: 01.06.26

Vue d'ensemble: Unique Opportunity in Sea Flowers Miraflores: Ground Floor Apartment with Open Views & Great Potential Discover this gem in the heart of Riviera del Sol! Located in the sought-after Sea Flowers Miraflores urbanization (Calle José Rivero), this ground-floor apartment offers the perfect combination of location, price, and appreciation potential. It is an ideal property both for those seeking a cozy home and for investors aiming for high returns in short-term or long-term rentals. ???? Main Features: Layout: 2 spacious bedrooms and 2 full bathrooms (maximum comfort and privacy), (some images are renders to provide ideas for space optimization) The property does not include a private parking space and storage. Outdoor Spaces: A beautiful private terrace with open views—something quite exclusive for a ground-floor property—offering a great sense of space and abundant natural light Strategic Location: Situated in a quiet yet well-connected area, close to golf courses, services, and just minutes from the beach ???? Why is this an incredible opportunity? This apartment is priced very competitively, allowing the buyer to move in immediately or carry out a renovation to maximize its high potential. Properties in Sea Flowers are known for their solid construction and attractive Mediterranean design. ???? Additional Details: Ground

floor (easy access) Well-maintained urbanization with green areas and swimming pool Excellent potential for tourist rentals ???? Don't miss this investment opportunity in one of the best areas of the Costa del Sol. Viewings are available immediately. ???? 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: €32,900 (+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, None