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Sols

Benalmadena



Chambres: 3	Salles de bains: 2	M²: 83	Prix: 365 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5370895	Publish date: 01.06.26

Vue d'ensemble:Located in Torrequebrada, one of Benalmádena's most pleasant and sought-after residential areas, this attractive recently renovated apartment offers an excellent combination of comfort, style and location. Set in a quiet residential area next to Torrequebrada Golf Club, it is an ideal option both as a permanent home and as a second residence to enjoy on the Costa del Sol. The property, situated on the first floor with lift access, offers 3 bedrooms and 2 bathrooms, as well as a private west-facing terrace, perfect for enjoying the Mediterranean climate all year round. The interior has been updated in a modern and functional style and features a fully equipped open-plan kitchen, air conditioning and fitted wardrobes, creating a comfortable home ready to move into. The community offers a swimming pool and a pleasant relaxation area with lovely sea views, providing the relaxed lifestyle that so many buyers are looking for in this area. One of its main attractions is its excellent location: set in a quiet residential environment, just a few minutes from La Finca Padel Club and Torrequebrada Golf Club, less than 5 minutes by car from the beach and from beachfront restaurants such as Trocadero Benalmádena and La Viborilla, with supermarkets such as Mercadona close by and convenient access to Málaga Airport in under 20 minutes. An excellent opportunity for those seeking a renovated home in a peaceful, well-connected location close

to the sea, golf and all amenities. Estimated buyer's costs: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP), pursuant to Law 5/2021 on Transferred Taxes, with a maximum general tax rate of 7%. The taxable base will be the higher of the purchase price stated in the title deed and the cadastral reference value (Article 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of execution of the public deed and registration at the Land Registry are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. The estimated notarial fees range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Gestoría fees, if voluntarily instructed, are freely charged and are estimated at €300 to €500. The municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller (Article 104 TRLRHL). Total estimated cost for the buyer: [XXX,XXX] (+10%) This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller. ALA

Caractéristiques:

Piscine, Climatisation, Ascenseur, None