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LUXURY REALTY
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Villa in El Rosario

Reference: R5423920

Bedrooms: 3
Bathrooms: 3
M² Build size: 191
Price: 975,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 612

Overview:Detached Villa in El Rosario-Ricmar The property was renovated 15 years ago and comes with a Certificate of No Infringement. Beautiful detached villa, located in Rosario-RICMAR with southwest orientation.This villa has 191m2 built, 612m2 plot and is distributed on two levels. On the main floor we find a spacious living-dining room with fireplace, a fully equipped kitchen, bright and open to the living room and a guest toilet.The second floor has three large bedrooms in-Suite. All bedrooms feature built-in wardrobes, air conditioning and an en-suite bathroom, and two of them have access to a terrace.The property includes a garage, swimming pool and barbecue area.The house is located just a few minutes from the beach, 2 minutes from the international English school, near the Alborán school, IES Dunas de las Chapas, Las Chapas health center, 5 minutes from mercadona and lidl and 10 minutes from Marbella . Estimated expenses payable by the buyer: The purchase is subject to the Property Transfer Tax (ITP), pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the deeded price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notarial deed and Property Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost ranges from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency fees (if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €1.072.500. This estimate is indicative and 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. Intermediation fees are borne by the seller. NGS.

Features:

Pool, None, Private garden, Parking