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Apartment in Nueva Andalucía

Reference: R5525500

Bedrooms: 2	Bathrooms: 2	M² Build size: 106	Price: 500,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	M² Plot Size:

Overview:Bright and cozy apartment (unit 4D) for sale, located on the fourth floor of the prestigious Señorío de Aloha residential complex, right in the heart of Nueva Andalucía and just a few minutes' walk from Puerto Banús. Thanks to its high elevation and excellent orientation, the property stands out for its abundant natural light throughout the day and its breathtaking panoramic views of the iconic La Concha mountain and the Mediterranean Sea. The apartment includes a double parking space and an additional storage room. Distribution and characteristics: - Living-Dining Room and Main Terrace: Spacious and very sunny, with direct access to a fantastic terrace. Part of it has been enclosed with Lumon-style glass panels, allowing it to be used as an outdoor living/dining area during the winter months without losing light or views, or to be fully opened up in the summer. - Master bedroom (en suite) with office: A spacious room with built-in closets and a great added feature: its private terrace has been fully enclosed with Lumon to transform it into a small office or reading nook, a space that enjoys plenty of natural light. It also includes a private en suite bathroom, recently renovated by replacing the bathtub with a modern and comfortable shower stall. - Secondary bedroom: A very bright exterior bedroom with built-in closets. - Second bathroom: A separate full bathroom serving the second bedroom and guests, featuring its original bathtub in excellent condition. - Kitchen: Fully equipped and furnished, with a separate laundry area. Common Areas and Señorío de Aloha Community: - 3 separate pool areas: Arranged with different orientations to ensure you can enjoy the sun at any time of day. - Padel court - Children's pools: Each of the 3 pool areas also features its own pool designed for young children. - Safety and comfort: Gated community with 24-hour security, concierge service, and beautiful, meticulously maintained tropical gardens. - Unbeatable location: A pleasant walk from Puerto Banús, surrounded by supermarkets, restaurants, pharmacies, shopping mall Centro Plaza and El Corte Ingles and top-rated golf courses such as Las Brisas, Aloha Golf Club, and Los Naranjos. HC Hospital and Helicópteros Sanitarios Hospital within walking distance too. An exceptional, versatile property filled with natural light. It's perfect as a primary residence, a luxury vacation home, or a high-yield rental investment. The property does not have a tourism license, but one can be applied for since the community allows vacation rentals. Contact us to schedule a tour—you'll fall in love with the views and all the details! Estimated expenses to be borne by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Ceded Taxes), which has a maximum general rate of 7%. The taxable base will be the higher of the price stated in the public deed or the official cadastral reference value (Art. 10, TRLITPAJD). Reduced rates may apply depending on the buyer\'s personal circumstances. Costs for the public deed and registration in the Land Registry are governed by official fee schedules (Royal Decrees 1426/1989 and 1427/1989, respectively). Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for Land Registry fees. Administrative processing services (if engaged voluntarily; fees are unregulated): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is to be borne by the seller (Art. 104, TRLRHL). Total estimated cost for the buyer: €550,000. This estimate is provided for guidance purposes only, 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 (brokerage) fees are to be borne by the seller. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses NPP

Features:

Pool, Air conditioning, Lift, Private garden, Parking