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LUXURY REALTY
Real Estate Agency

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Апартамент в Málaga

Референция: R5516542

Спальни: 4

Ванные: 2

M² Размер: 122

Цена: 494 000 €

Статус: Продажа

Тип недвижимости: Апартамент

Места: по запросу

M² Участок:

Описание:Duplex with an independent apartment and private patio in Málaga One property, multiple possibilities! Located in the Olletas, Sierra Blanquilla area, this property has a total built area of 122 m2 and offers an unusual combination: a duplex and an independent apartment with a private patio, with the possibility of connecting both spaces to create a spacious triplex. The duplex, located on the third and fourth floors of a building with a lift and facing southwest, features a bright living and dining room with a terrace, an equipped kitchen, three bedrooms, one full bathroom, a guest toilet and storage space. Its spacious main bedroom with bespoke wardrobes is a particular highlight. Directly below the duplex is a fully independent apartment, with its own entrance through a pleasant private terrace-patio. It features a living and dining room, a kitchen, a spacious bedroom with a walk-in wardrobe and a full bathroom. Both homes were fully renovated in 2020. The residential complex also offers a large communal parking area within gated grounds. An ideal opportunity for families, for those seeking separate living spaces, or for combining a main residence with an investment, just minutes from Málaga city centre. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) under Law 5/2021 on Devolved Taxes, with a maximum general rate of 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Article 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notarial fees for the public deed and Land Registry fees are regulated by official fee schedules under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. Indicative estimates range from €500 to €2,000 for notarial fees and from €250 to €1,500 for Land Registry fees. Administrative agency services (if voluntarily engaged, with freely agreed fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Estimated total cost for the buyer: €543,400. This estimate is indicative and is provided in accordance with Article 20.1(c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Estate agency fees are payable by the seller. NGS

Особенности:

Кондиционирование, Частный сад, Лифт, None, Парковочные места