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House ■ Marbella ■■■■■■■■■■: R5189632

■■■■■■■■: 5 ■■■■■■■: 3 M²: 242 ■■■■■: 1 795 000 €

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■■■■■■■■:Exquisitely Renovated Townhouse with Sun-Drenched Terrace and Plunge Pool in Aldea Dorada This beautifully renovated townhouse is located in the exclusive gated community of Aldea Dorada, in the sought after area of La Cerquilla, Nueva Andalucía. Completely refurbished to the highest standards, the property has been redesigned from the ground up, including plumbing, electrics, air conditioning, flooring and layout, offering a truly turnkey home of exceptional quality. The house is distributed across two levels. On the main floor, a brand new open plan kitchen with top of the range appliances connects seamlessly to the living area with a travertine marble fireplace and dining space. Large glass doors open onto a sunny terrace with a barbecue area and a private plunge pool, ideal for outdoor entertaining. This level also offers a spacious en suite bedroom and a guest powder room. The lower level comprises three further bedrooms and two bathrooms, one of them en suite with a walk in wardrobe. In addition, there is a large hallway with a cosy reading corner, a utility and storage room, and a smaller room currently fitted as a home office with a sofa bed. All bedrooms benefit from split air conditioning, excellent natural light and wonderful open views. The property includes a private covered garage space of nearly eighteen square metres and an additional storage room of almost five square metres, both conveniently located. In terms of dimensions, the main floor offers 97.95 square metres plus a terrace of 44.67 square metres with a pool of 6.61 square metres. The lower floor provides 144.13 square metres, bringing the total built area to 242.08 square metres plus the terrace. Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances.The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees.Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law). Total estimated cost for the purchaser: 1.974.500€. This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser. Estate agency fees are payable by the seller. ERE

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Alarm system