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House ■ Manilva

■■■■■■■■■■■: R5295091

■■■■■■■■: 3 ■■■■■■■: 2 M²: 70 ■■■■: 247 000 €

■■■■■■■: ■■■■■■■■ ■■■: House ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:Wonderful Townhouse in the Heart of Manilva This charming three-storey house invites you to enjoy Andalusian charm in a peaceful residential complex with a swimming pool, just steps from the center of Manilva. Upon arrival, you\'re welcomed by a sunny south-facing patio of approximately 60 m2, featuring elegant traditional-style columns, a covered terrace, and a perfectly integrated storage room. Inside, a hallway leads to a bathroom with shower, and further on, it opens up to a warm living room with a fireplace and an open-plan kitchen. The separate dining area connects to a terrace with a barbecue — ideal for sharing outdoor moments. A lower level offers another terrace of about 40 m2 with an independent room, outdoor shower, and laundry area. From the living room, a beautiful spiral staircase leads to the first floor, where you'll find two bedrooms with built-in wardrobes and a modern bathroom with shower. Finally, on the top floor, a lovely rooftop terrace of around 30 m2 offers open views of the mountains, countryside, and sea, a perfect spot to breathe and disconnect. 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: €271.700. 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

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