+34 610 31 79 42 info@estepona-invest.es

[redacted] ■ Valle Romano [redacted]: R5304811

[redacted]: 2 [redacted]: 2 M²: 107 [redacted]: 329 000 €

[redacted]: [redacted] [redacted]: [redacted] [redacted]: [redacted]

[redacted]:■ Luxury & Panoramic Golf Views in Doña Lucía: A 192 m2 Oasis in Valle Romano ■ ???? Property Description Discover the perfect combination of elegance, space, and nature in this exclusive 192 m2 built apartment, located in the prestigious Doña Lucía urbanization (Valle Romano). This property is not just a home—it is a private viewpoint overlooking the golf course, ideal for those seeking tranquility without giving up proximity to all essential services. ■ Main Features: Generous Spaces: 107 m2 of usable living area designed for comfort, with a bright and flowing layout Dream Terrace: 38 m2 of private outdoor space with unbeatable views of the golf course—the perfect spot for sunset dinners or relaxing surrounded by greenery Bedrooms & Bathrooms: 2 spacious double bedrooms and 2 full bathrooms with high-quality finishes Storage & Parking: Includes a 15 m2 storage room (exceptionally large) and a private indoor parking space ???? Location & Lifestyle: Situated on María Pita Street, the property enjoys a prime location: For Golf Lovers: Frontline golf position with direct views, ensuring peace and a unique natural setting Total Convenience: Within less than 1 km, you will find schools, supermarkets, and all essential daily services Comfort: Building with elevator and well-maintained communal areas in a natural environment ???? A property of this size with such a terrace is a rare opportunity in Valle Romano. Come and discover your next home. ???? The Abbreviated Information Document is available. Costs: Taxes (ITP or VAT + AJD) + notary and registry fees. ???? Estimated buyer costs: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry fees are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs: €500 to €2,000 for notary fees and €250 to €1,500 for registry fees. Agency (optional, with freely agreed fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). ???? Estimated total cost for the buyer: €32,900 (+10%) This estimate is indicative and provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are paid by the seller.FS1

[redacted]:

[redacted]