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

House ■ Valle Romano

■■■■■■■■■■: R5328451

■■■■■■■■: 4 ■■■■■■■: 5 M²: 627 ■■■■: 1 750 000 €

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■■■■■■■■■:Discover Villa La Resina, a spectacular villa property located in the heart of the prestigious Valle Romano in Estepona. South-facing, this exclusive villa offers the perfect combination of modern design, functional luxury, and expansive sea views. With a built area of 627m2, this property provides exceptional space for a sophisticated lifestyle. It features: 4 en-suite bedrooms and a guest bathroom, designed for maximum comfort. A stunning private pool of 50 m2 and a jacuzzi. Additionally, there is the option to include an elegant skybar to enjoy the stunning views (at an additional cost). Entertainment spaces including a cinema, a climate-controlled wine cellar, and a sauna. A private gym and an outdoor cinema on the rooftop. Additionally, it includes an underground garage for three vehicles, underfloor heating throughout the villa, and a reinforced security door. Customization and finishes: You can choose from a selection of high-quality materials and finishes to create the interior you've always dreamed of. Optional features such as a private elevator or a bespoke spa area can also be tailored to your specific preferences. Villa La Resina is more than just a property; it is a statement of style and comfort, offering spectacular sea views in one of the most privileged locations on the Costa del Sol. Don't miss the opportunity to make it yours! Estimated expenses payable by the buyer: The purchase is subject to 10% VAT and Stamp Duty (AJD), pursuant to Law 5/2021 on Transferred Taxes, at a rate of 1.2%. 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: €1,977.500. 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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