

ESTEPONA

Townhouse with 3 bedrooms for sale in Estepona

€599,000

BEDROOMS	BATHROOMS	BUILT	YEAR
3	3	165 m^2	2023






Description

Exceptional three-bedroom townhouse located within the gated community of Agra Residencial. This property forms part of an exclusive boutique-style development comprising just 47 spacious homes, ideally situated next to El Campanario Golf & Country Club, in one of the most sought-after areas of Estepona's renowned Golden Triangle.

Ready to move into, the property stands out for its bright open-plan living spaces and high-quality finishes. Features include ceramic flooring, fitted wardrobes, contemporary bathrooms with glass shower screens, and a fully fitted kitchen.

The lower ground floor offers ample storage space, a laundry area, and a versatile multipurpose room that can easily be adapted into a cinema room, gym, or games room.

Designed for comfortable modern living, the property boasts spacious terraces, a private solarium, hot and cold air conditioning, and two underground parking spaces.

The development also benefits from beautifully maintained communal gardens and a swimming pool, all within a peaceful and secure environment.

In addition, the property is located just a few minutes from Puerto Banús, Marbella, and Estepona, with easy access to all amenities, restaurants, international schools, and beaches.

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 purchase: 658.900€ 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.

Features

Air conditioning	Communal pool	Heating
Barbecue	Garden	Parking spaces **2**
Central heating	Gated community	Storeroom

COMMUNITY FEES
100 €/month

ENERGY RATING
E

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