

ALL IN

real estates



Townhouse in Cuevas Bajas

Bedrooms **4** Bathrooms **2** Built **159m2** Plot **103m2**
R5322904 **Townhouse** **Cuevas Bajas** **123.000€**

Looking for a spacious home or a smart investment in a booming tourist area? This 2006 townhouse, located in the heart of Cuevas Bajas, is a fantastic opportunity. Strategically situated 50 minutes from Málaga and 20 minutes from Antequera, this property is on the market at an unbeatable price. A privileged setting for leisure and nature: Cuevas Bajas is not just a peaceful village; it's a leading destination for active tourism in Andalusia: Adventure on the Genil River: Enjoy water sports, rafting, and canoeing thanks to its own dock. Sports center with indoor court, soccer field, tennis and paddle tennis courts, municipal swimming pool Hiking and Spirituality: The town is a stop on the Camino de Santiago (Mozarabic Way from Córdoba to Málaga) and the GR7 route (from Athens to Tarifa), and also boasts spectacular hiking trails along the riverbank. Location: In the heart of town, with all amenities and a vibrant atmosphere. Enchanting spaces with a smart layout: Ground Floor (Total Comfort): Ideal for everyday living. It features a large double bedroom (perfect for avoiding stairs), a cozy living room with a fireplace, a separate dining room, a functional gas kitchen with space for a family table, a patio, a full bathroom, and a pantry. First Floor (Relaxation Area): 3 spacious double bedrooms. One of them is currently used as a large walk-in closet, offering a wealth of storage that's hard to find elsewhere. There is also a second large bathroom. Upper Floor (Versatility): A huge open-plan space that functions as a laundry room, covered drying area, storage room, and an additional bedroom

or playroom. The possibilities are endless! Don't miss out! A house of this size, in this condition, and at this price is a rarity in the area. It's time to invest in quality of life! ??? Contact us now to schedule a visit. Legal Note: The Abbreviated Information Document is available upon request. Estimated expenses to be borne by the buyer: The purchase is subject to Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the public deed and registration in the Land Registry are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). An indicative estimate is between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative services (if contracted voluntarily, fees are negotiable): Estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is the responsibility of the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €12.300 (+10%). This estimate is indicative and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are the responsibility of the seller. ARV

Storage Room

Storage Room