

# ALL IN

## real estates



## Townhouse in Cártama

|                 |          |                  |          |                |              |                 |            |
|-----------------|----------|------------------|----------|----------------|--------------|-----------------|------------|
| Bedrooms        | <b>4</b> | Bathrooms        | <b>2</b> | Built          | <b>134m2</b> | Plot            | <b>0m2</b> |
| <b>R5452459</b> |          | <b>Townhouse</b> |          | <b>Cártama</b> |              | <b>362.000€</b> |            |

Your New Home Awaits You in El Sexmo! Bright 4-Bedroom Semi-Detached House Discover the perfect balance of space, natural light and comfort in this fantastic semi-detached house for sale, located in the highly sought-after and peaceful area of El Sexmo, Cártama, Málaga. This is an ideal home for anyone seeking a better quality of life, tranquil surroundings and excellent connections to Málaga city, the PTA technology park and the Costa del Sol. As a corner property, it offers additional privacy—with only one adjoining neighbour—a larger plot and exceptional natural light throughout the home. Layout and Main Features — 134 m2 Built Area 4 spacious bedrooms: Including a charming and generously sized attic area. The versatile rooms provide plenty of space for family bedrooms, a home office or a dressing room. 2 full bathrooms: Conveniently distributed to ensure everyday comfort for both residents and guests. Bright living room and interiors: Open, welcoming spaces flooded with natural light thanks to the property's excellent orientation, providing warmth and helping to reduce energy consumption throughout the year. The property also features a front porch, rear patio and an upstairs terrace. It offers privacy, abundant natural light and a family-friendly location with all essential services close at hand. The property is ready to move into. The residential development includes landscaped communal areas, children's playgrounds, a padel court and a swimming pool. Air conditioning is installed in both the living room and the main bedroom. IBI property tax: €385 Community fees: €35 In compliance with the

information obligations established under Law 10/2025 of 28 December on customer service and transparency, as well as the applicable sector-specific regulations, please note that the advertised price does not include the costs and taxes associated with the purchase. These are detailed below: Agency fees: The agency fees for this property transaction are included in the advertised sale price. Property Transfer Tax — ITP: This tax is calculated on the higher of either the sale price or the cadastral reference value. The applicable rate ranges from 7% to 2%, depending on the buyer's circumstances, in accordance with Royal Legislative Decree 1/1993 of 24 September, approving the consolidated text of the Property Transfer Tax and Stamp Duty Act. Notary and Land Registry fees: These costs are subject to statutory tariffs under Royal Decrees 1426/1989 and 1427/1989 of 17 November, approving the applicable fees for notaries and property registrars, respectively. Administrative management services — optional: At the client's request, the estimated fee for administrative processing, tax settlement and registration with the Land Registry is approximately €395, including VAT. Financing: Where financing is required, the amount of any additional costs must be agreed with the buyer's financial institution. You can calculate your personal tax position through the official portal of the Andalusian Tax Agency, under the section Tax Information – Taxes. Clients are informed that the corresponding Information Sheet for Second or Subsequent Transfers of Residential Property is available. Contact us and we will provide a personalised assessment based on your individual circumstances.