



House in El Rosario

Bedrooms	3	Bathrooms	3	Built	191m2	Plot	612m2
R5423920		House		El Rosario		889.000€	

Beautiful Detached Villa in El Rosario-Ricmar, Marbella Southwest-facing detached villa located in the peaceful and well-established area of El Rosario-Ricmar. The property offers 191 m2 of built area on a 612 m2 plot, distributed over two levels. The main floor features a spacious living-dining room with fireplace, a fully equipped open-plan kitchen, and a guest toilet. On the upper floor, there are 3 spacious en-suite bedrooms, all with fitted wardrobes and air conditioning. Two of the bedrooms also have access to a terrace. The property features a private swimming pool, garage, and barbecue area, ideal for enjoying the Mediterranean climate all year round. Additionally, it offers the possibility of updating and personalising certain areas to suit the new owner's taste, as well as creating a fourth bedroom. Excellent location: just a few minutes from the beach, 2 minutes from the English international school, and close to Colegio Alborán, IES Las Dunas de las Chapas, and the local health centre. Mercadona and Lidl are only 5 minutes away, while Marbella is approximately 10 minutes away. The property has an official certificate confirming the absence of any urban planning violations. An ideal villa as a family home, second residence, or investment. Estimated expenses payable by the buyer: The purchase is subject to the Property Transfer Tax (ITP), pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the deeded price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the

buyer's personal circumstances. 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: €977.900. 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

Barbeque
Wood Flooring

Barbeque

Private Terrace