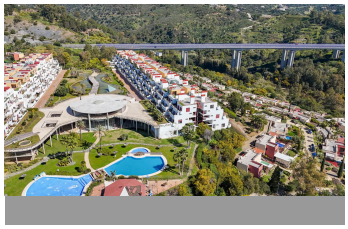
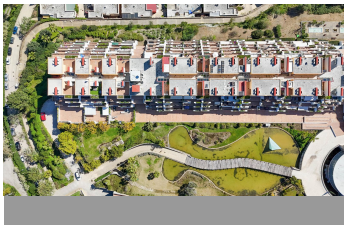
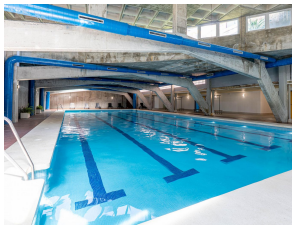
ALL IN
real estates



Duplex in Los Flamingos

Bedrooms	**3**	Bathrooms	**2**	Built	**127m2**	Terrace	**0m2**

R5500249 **Duplex** **Los Flamingos** **399.000€**

The sanctuary where light and Mediterranean lifestyle meet. In this fabulous duplex penthouse, you are welcomed by a spacious living room with a fireplace, surrounded by large windows and soaring 5-meter-high ceilings that flood every corner with natural light all day long. A space thoughtfully designed for golden sunsets and the warmth of a truly unique home. Nestled in a prime corner location within the prestigious Parque Botanico complex, the property features three cozy bedrooms (including a master suite with a private bathroom), two full bathrooms, 69 square meters of sun-drenched terraces with views stretching across the mountains to the sea in the distance, and a fully equipped kitchen. Living here means gifting yourself a daily wellness experience. Surrounded by nature, the gated community offers 24/7 security and surveillance, concierge service, an outdoor pool for the summer, an indoor heated pool for the winter months, a spa, gym, sports courts, an on-site bar, and beautifully landscaped gardens. In addition, it includes a private underground parking space and a storage room. Are you ready to wake up in your own paradise every day? Get in touch with us to schedule your private viewing. Your new life begins today. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the maximum standard rate of which is 7 per cent. The taxable base shall be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the Consolidated Text of the Law on Property Transfer Tax and Judicial Fees). Reduced rates

may apply depending on the buyer’s personal circumstances. The costs of the notarial deed and registration with the Land Registry are governed by official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989) respectively. An indicative estimate is between €500 and €2,000 for notarial fees and between €250 and €1,500 for registration fees. Administrative agency (if engaged voluntarily, fees are at the agency’s discretion): Estimated cost between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the TRLRHL). Estimated total cost to the buyer: €438,900. This estimate is indicative and is provided in accordance with ?Article ?20.1.c) ?of ?the ?TRLGDCU. The final ?amount ?will depend on the specific ?circumstances of ?the transaction ?and ?the buyer. Estate agent’s ?fees ?are ?payable ?by ?the ?seller. ?CN1

Access for people with reduced mobility	Access for people with reduced mobility	Ensuite Bathroom
Fitted Wardrobes	Gym	Lift
Marble Flooring	Private Terrace	Storage Room
Wood Flooring		