ALL IN real estates








Middle Floor Apartment in Nueva Andalucía

Bedrooms	2	Bathrooms	2	Built	83m2	Terrace	23m2

R5525500	Middle Floor Apartment	Nueva Andalucía	500.000€

Bright and cozy 4th-floor apartment located in the prestigious Señorío de Aloha residential complex. Just a few minutes' walk from Puerto Banús, this property stands out for its abundant natural light and unbeatable views of the Mediterranean Sea and the mountains. It includes a double parking space and a storage room. An excellent choice as a primary residence, vacation home, or investment (the homeowners' association allows residents to apply for a tourist license). Layout of the home: - Living-dining room and main terrace: A sunny space with access to a spacious terrace. It features a partial Lumon glass enclosure, ideal for use as an outdoor dining area in the winter or open-air space in the summer. - Master bedroom with en suite bathroom: An exterior bedroom with built-in closets and a newly renovated bathroom featuring a modern shower. It includes a private glass-enclosed terrace (Lumon), perfect as a bright home office or reading nook. - Secondary bedroom and second bathroom: A bright, exterior-facing bedroom with built-in closets, featuring a separate full bathroom with a bathtub. - Kitchen: Fully furnished and equipped, with a separate laundry area. Features of the development and location: - Premium common areas: Gated community with 24-hour security, concierge service, and tropical gardens. It features a paddle tennis court and 3 separate pool areas (each with a children's pool and different orientations to ensure sun all day long). - Prime location: A short walk from Puerto Banús, supermarkets,

restaurants, and shopping centers (Centro Plaza, El Corte Inglés). - Nearby amenities: Surrounded by the Golf Valley (Las Brisas, Aloha, Los Naranjos) and just a stone's throw from the HC and Helicópteros Sanitarios hospitals. Estimated expenses to be borne by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Ceded Taxes), which has a maximum general rate of 7%. The taxable base will be the higher of the price stated in the public deed or the official cadastral reference value (Art. 10, TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Costs for the public deed and registration in the Land Registry are governed by official fee schedules (Royal Decrees 1426/1989 and 1427/1989, respectively). Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for Land Registry fees. Administrative processing services (if engaged voluntarily; fees are unregulated): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is to be borne by the seller (Art. 104, TRLRHL). Total estimated cost for the buyer: €550,000. This estimate is provided for guidance purposes only, 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 ?(brokerage) ?fees are to ?be ?borne by the seller. The abbreviated ?information document ?is available ?to ?you. Expenses: Taxes (ITP ?or ?VAT+AJD) ?+ ?Notarial ?and ?registration ?expenses NPP

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Lift	Marble Flooring	Solarium
Storage Room	Wood Flooring	