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Middle Floor Apartment in Nueva Andalucía

Bedrooms	**2**	Bathrooms	**1**	Built	**55m2**	Terrace	**5m2**

R5478757	**Middle Floor Apartment**	**Nueva Andalucía**	**298.000€**

Start your day with a family breakfast on this bright terrace in the heart of La Campana. A bright, recently renovated 2-bedroom apartment located right in the center of La Campana (Nueva Andalucía), next to Puerto Banús. Southeast-facing with large windows and unobstructed views. Living room featuring an open-plan, American-style kitchen with a breakfast bar and LED lighting. The kitchen is equipped with German "2aKuchén XL" cabinetry (including under-cabinet lighting), Silestone countertops, and soft-close German hardware. Ceramic parquet flooring throughout the apartment. Master bedroom featuring over 5 linear meters of wardrobes with LED lighting, as well as a double-glazed window with an integrated shutter. Second bedroom with a window facing the main avenue. Bathroom with an extra-large (XL) shower tray and thermostatic fixtures; includes a washing machine. Exterior glazing features double-pane glass with "Guardian Select" solar control coating; exterior insulation uses extruded polystyrene. Located in the center of La Campana, Nueva Andalucía, offering easy parking and proximity to a wide range of amenities: supermarkets, restaurants, cafés, hair salons, hardware stores, and bus and taxi stops. A primary school, secondary school, and sports center are all within 300 meters. Property tax (IBI): €332/year. Community fees: €60/month (incl. water) Not suited for Holiday Rentals “The Abbreviated Information Document is available to you. Expenses: Taxes (ITP or VAT + AJD) + notary and

registry fees. Estimated expenses payable by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Ceded Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the deeded price or the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry registration fees are governed by official fee schedules (RD 1426/1989 and RD 1427/1989, respectively). Indicative estimate: €500–€2,000 for notary fees and €250–€1,500 for registry fees. Administrative processing/gestoría (optional service, fees set by the provider): Estimated at €300–€500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). This estimate is indicative and provided in accordance with Art. 20.1.c) TRLGDCU. The final ?amount ?will ?depend ?on ?the specific circumstances ?of ?the transaction and the buyer. ?Intermediation fees ?are payable ?by ?the seller. Total estimated cost ?for ?the ?buyer: ?€298,000 ?(+10%) ?= ?€327,800” AGB

Covered Terrace	Covered Terrace	Lift
Private Terrace		