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Middle Floor Apartment in Torre Real

Bedrooms	**2**	Bathrooms	**1**	Built	**120m2**	Terrace	**0m2**

R5528191	**Middle Floor Apartment**	**Torre Real**	**459.000€**

Spacious Apartment – 4-Minute Walk to Río Real Beach, Marbella Discover this magnificent apartment located in Coto Real Golf, a well-maintained private residential development in the highly sought-after area of Río Real, where tranquillity, comfort and proximity to the sea combine to offer an exceptional quality of life. With 120 m2 of built area, the property stands out for its spacious rooms and practical layout. It features a generous living-dining room with access to a west-facing terrace, two large bedrooms with fitted wardrobes, a full en-suite bathroom and a guest toilet. The second bedroom benefits from a practical private dressing room, originally designed as a second en-suite bathroom, offering the possibility of restoring its original layout. The kitchen is independent, fully equipped and includes an adjoining utility room. Additional features include marble flooring, hot and cold air conditioning, extra storage cupboards, and the property is in good condition, ready to move into. The property also includes a private parking space and a storage room. Built in 2005, the development is a secure, gated residential complex with video surveillance, beautifully maintained communal gardens and a swimming pool, ideal for enjoying Marbella's privileged climate all year round. AN IDEAL LOCATION TO ENJOY THE MEDITERRANEAN LIFESTYLE Just a 4-minute walk from the beach, you can enjoy the Mediterranean Sea and iconic venues such as Trocadero Arena, one of Marbella's best-known beachfront restaurants. Nearby, you will also find the

Río Real Golf Hotel, with its magnificent golf course, restaurant, charming terraces and welcoming lounges with fireplaces, perfect for enjoying every season of the year. For those who enjoy walks by the sea, the beautiful promenade offers a pleasant coastal route all the way to Marbella town centre. Furthermore, the excellent access to the A-7 motorway makes it easy to reach Marbella town centre in just a few minutes by car, as well as Málaga International Airport, approximately 30–35 minutes away. A spacious and comfortable home in a privileged residential setting, offering peace and tranquillity without compromising on proximity to the beach and everything Marbella has to offer. Estimated expenses to be paid by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), whose maximum general rate is 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer’s personal circumstances. The costs of the notarial deed and registration with the Property Registry are governed by official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989), respectively. Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are negotiable): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost to the buyer: €504,900. This estimate is for guidance only and is provided ?in ?accordance ?with ?Art. ?20.1.c) TRLGDCU. The ?final ?amount will depend on the ?specific circumstances ?of the ?transaction ?and the buyer. Brokerage ?fees ?are ?borne ?by ?the ?seller. ?BRF

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Lift	Wood Flooring	