ALL IN real estates








House in Carvajal

Bedrooms	**6**	Bathrooms	**3**	Built	**253m2**	Plot	**330m2**

R5550499 **House** **Carvajal** **900.000€**

This house is to blame. That day, I was late for my next appointment. Almost an hour late. I had only come to visit the family, to get to know this beautiful property in depth and to savour its views. But before I knew it, time had flown by. I glanced at my phone… and had to rush out the door. That afternoon, I understood something: what felt like a magical moment to me was, for this family, just another Tuesday. And what does just another Tuesday mean here? Breakfast with the Mediterranean in front of you. And not from just one spot: from the kitchen, the dining room, the living room, the upstairs bedrooms, either of the terraces or the master bedroom's balcony. Thanks to its south-facing orientation, the light stays with you all day long. It means working on a video call with the horizon behind you, in a kind of silence the city has long forgotten. It means hearing the children play in their own area while you, at last, read in peace wherever you like, in any of these magnificent open spaces. Children grew up in this house. Birthdays were celebrated here. Every renovation was designed so that each corner would work for a real family, not for a magazine photo. Six bedrooms. Three bathrooms. A magnificent, spacious open-plan kitchen with high-end appliances. A play area, a laundry room, two parking spaces and a storage room. And everything I've already told you about, spread across three floors. All of it done with the care of someone who knows they're building memories, not square metres. Now this family is beginning a new chapter. And the house is ready for whoever wants to live their own "just another Tuesday." We're in Reserva

del Higuerón, a peaceful, secure community with a level of privacy that’s hard to find on the Costa del Sol. If you know this location, you already know what it means: “quality of life.” If you don’t, I’ll ask you just one thing: When you come to see it, don’t plan anything after. I’ve already learned my lesson. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP), (Law 5/2021 on Transferred Taxes), whose general maximum rate is 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer’s personal circumstances. Public deed and Land Registry registration costs are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. Estimated range between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative services (gestoría) (if voluntarily contracted, fees are freely set): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). Total estimated cost for the buyer: 990.000€. (+10%) 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 ?borne ?by ?the ?seller.

Wood Flooring

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