ALL IN real estates








Middle Floor Studio in El Rosario

Bedrooms	Bathrooms	Built	Terrace
0	**1**	**35m2**	**0m2**

R5514430	**Middle Floor Studio**	**El Rosario**	**215.000€**

Northeast facing beachside completely renovated studio apartment set within a small gated community with pool and garden located within Las Chapas Playa, beachside of El Rosario (6km to Marbella centre) with amenities in walking distance as well as bus stop, the beach with its trendy beachclubs is only 600m away. The property has been renovated with attention to detail moving the previous kitchenette and converting it into a proper independent one, the bathroom was converted into a shower room added further storage space and the studio room was divided creating a small living area and an area with fitted wardrobes specially measured to fit in a single bed adding privacy to the room. Mirrors have been fitted throughout the dwelling to lighten up the area and create a spacious visual effect. The balcony offers an open view onto El Rosario urbanization, the communal garden and the nearby playground. A great beachside investment that must be seen. The property also includes a storage room located in the basement of the building. (*TO BEAR IN MIND!*) In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts: TAXES PAYABLE BY THE PURCHASER: In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised

text of the Law on Property Transfer Tax and Stamp Duty). NOTARY AND REGISTRY: These expenses are subject to fees, although their estimated cost may range from ‘€600 to €1,250’ for the notary and from ‘€200 to €600’ for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively). The agency's professional fees are included in the sale price. IF BANK FINANCING IS REQUIRED: The amount of additional expenses ?must ?be ?agreed ?upon ?with the financial ?institution. ? TO CALCULATE THE FINAL PRICE, ?PLEASE CONTACT ?US AND ?WE ?WILL ISSUE A PERSONALISED ?OFFER ?BASED ?ON ?THE ?BUYER'S ?PERSONAL ?CIRCUMSTANCES.

Double Glazing	Double Glazing	Fitted Wardrobes
Lift	Marble Flooring	Near Transport
Storage Room		