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Middle Floor Apartment in Estepona

Bedrooms	3	Bathrooms	2	Built	114m2	Terrace	24m2

R5434012	Middle Floor Apartment	Estepona	549.000€

SEA VIEWS - LA GALERA BEACH - ESTEPONA We present this beachfront apartment on the Costa del Sol, located in the Bermuda Beach residential complex in Estepona. The property stands out for its prime position facing the Mediterranean Sea, ensuring unobstructed views and direct access to the coast. The complex features sea-facing communal pools and gardens; situated on elevated ground relative to the Coastal Path (*Senda Litoral*), the property maintains a high level of privacy while remaining immediately close to the beach. Its location is strategic: just a 10-minute drive from Estepona’s historic center and the New Boulevard. Key features: • Direct sea views: Unobstructed panoramic vistas from a large covered terrace with 24 m² equipped with panoramic glass curtains (Lumon style). • Layout and natural light: Three spacious bedrooms and two full bathrooms (one en-suite). • Separate kitchen with natural light. • Convenient first-floor location with direct access from the parking area surrounding the complex (building without an elevator). • Comfort and amenities: First-floor layout with natural cross-ventilation that optimizes the home's climate. Includes built-in wardrobes in all rooms and is sold semi-furnished. An ideal home for those seeking tranquility, excellent connectivity, and a high quality of life in a highly sought-after area of ??the Costa del Sol. Estimated costs 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 two values: the price stated in the deed or the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Costs associated with 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 registry fees. Administrative processing fees (if voluntarily engaged; fees are unregulated): estimated at between €300 and €500. The municipal capital gains tax (*plusvalía municipal* or IIVTNU) is payable by the seller (Art. 104 TRLRHL). This is an estimate provided 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 ?fees ?are ?borne ?by ?the ?seller.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Marble Flooring
Private Terrace	Satellite TV	