

Apartment for sale in San Pedro de Alcántara, Costa del Sol

2 Bedrooms | 2 Bathrooms | 118 m² Interior | **Garden** Yes | **Pool** Yes
€ 923 IBI | € 93 Rubish tax | € 2,700 Community fees



Property Description

A bright and spacious apartment located in the prestigious urbanisation Las Petunias, San Pedro de Alcántara – part of Marbella's most sought-after coastal areas.

Built in 1985 and owned by the current family since 1990, the property has been lovingly maintained as a holiday home. It offers an unbeatable combination of location, lifestyle, and investment potential.

Location

Exclusive setting in Residencial Castiglione, Las Petunias.

Just 5 minutes to Puerto Banús and 10 minutes to Marbella town centre.

Walking distance to Puerto Banús – only 2.5 km along the beachfront Paseo Marítimo.

Málaga International Airport (AGP) just 40 minutes by car, perfect for international buyers.

Schools & Education

Laude San Pedro International College (ages 1-18, bilingual & international curriculum) - nearby.
Calpe School (British, ages 2-11) - in San Pedro itself.
Several local Spanish public schools including María Teresa León, Guadaiza, and Fuente Nueva. A great option for families looking for either international or local education.

Dining & Lifestyle

Stroll to beachfront chiringuitos, cafés, and restaurants.
Local favourite: Trastienda Café Petunias for breakfast and brunch.
Close to Centro Comercial Las Petunias, supermarkets, and everyday services.
Vibrant mix of Spanish tapas bars, international cuisine, and luxury beach clubs.

Leisure & Beaches

Beachside urbanisation with direct access to the coastal promenade.
Perfect for morning walks, cycling, or sunset dining by the sea.
A short drive to Puerto Banús marina for shopping, fine dining, and nightlife.

Distances

Puerto Banús: 5 km / 5-10 minutes
Walking distance to Puerto Banús - 2.5 km via the Paseo Marítimo
Marbella centre: 10 km / ~15 minutes
Estepona: 18 km / ~20 minutes
Málaga Airport (AGP): 50-60 km / ~40 minutes

Property Features

Built area: 118.40 m²
Layout: kitchen, two bathrooms, spacious living-dining room, two bedrooms, and terrace
Bedrooms with built-in wardrobes and a southwest-facing balcony
Air conditioning installed
Gated community with secure parking
Well-maintained communal areas with a fenced swimming pool - safe and family-friendly

Costs & Legal

Monthly community fee (incl. water): €225,40 (€676,20 Quarterly)
Property Number: 4873
Cadastral Reference: 3091101UF2339S0014GS
Ownership shares in the complex: 1.96%

Tax Information (2025)

IBI (Property Tax): €923,27
Basura (Refuse Collection Fee): €92.68
Cadastral Value: €142 042.17
Reference Value: €398,485.09

Non-resident Income Tax (EU/EEA Owners)

Tax Base (2% of Cadastral Value): €2 840.84

Annual Non-resident Income Tax (19%): €539.76

Documents

Legal Documentation

Nota Simple - Available
Cadastre Data - Available
Escritura (Title Deed) - Available
Certificate of No Urban Planning Infringement - Applied for
Power of Attorney - Available
Owner Identification - Available

Tax Documentation

IBI 2025 (Property Tax Receipt) - Available
Basura 2025 (Refuse Collection Fee) - Available
Plusvalía Estimate - Available
Reference Value Certificate (Apartment) - Available

Energy Efficiency

Energy Performance Certificate - Available

Utilities

Electricity Bill - Available
Water - Included in the community fee

Community of Owners

Urbanisation Contact Details - Available
Community Fees Statement - Available
Community Certificate of Debt - Available
Latest Meeting Minutes - Available
Information on Short-Term Rental Licence Procedures & Community Restrictions (For tourist rentals to be approved, the property must be presented at the next residents' meeting and be voted in favour of by 60% of the residents or 3/5ths)

Additional Documentation

Inventory List - In process
Application for Clarification Regarding Licencia de Primera Ocupación (First Occupancy Licence) not clear yet, waiting for reply from the town hall.
Cancellation of Mortgage Registration - In process

Sales Process & Transaction Details

Reservation Agreement

Once the buyer decides to purchase, both parties sign a Reservation Contract.

The buyer pays a reservation fee of €6,000, into the seller's representative's client account.

Upon signing, the seller provides the buyer with all the necessary documentation for due diligence.

Private Purchase Contract

After due diligence is completed and both parties agree on terms, they sign a Private Contract.

At this stage, the buyer pays 10% of the purchase price, minus the previously paid reservation fee.

This payment is deposited into the seller's representative's client account.

Signing the Public Deed

The buyer's legal representative arranges the Notary appointment and coordinates with the seller's representative.

The public deed of sale is signed before a Notary.

Standard practice is payment by bank-certified cheque upon signing.

Costs & Responsibilities

Buyer: pays all administrative costs related to the transfer of ownership (taxes, Notary, registry, etc.).

Seller: pays the local Plusvalia tax.

Real estate agent's fee: normally deducted from the purchase price and paid by the buyer's legal representative (noted in the deed).

Legal fees: each party covers their own.

Prorated costs: such as IBI and other prepaid expenses, are usually adjusted between buyer and seller at completion.

Post-Sale Obligations

The buyer has 2 weeks to change utility contracts.

The buyer registers the change of ownership in the Land Registry.

Current Registry Notations

The property currently carries a mortgage notation, which is in the process of being cancelled.

Spanish Civil Code, Article 1454:

"If earnest money or a deposit has been provided in a contract of sale and purchase, the contract may be rescinded by the purchaser by forfeiting the deposit, or by the seller by refunding double the amount."

Payments

Purchase Price: €695,000.00

Reservation Fee: €6,000.00

10% Deposit: €69,500.00 – €6,000.00 already paid = €63,500.00

Final Payment: €625,500.00

Buyer Requirements

NIE (Spanish Tax Identification Number for non-Spanish citizens): Required. Can be obtained by the buyer's representative with a Power of Attorney.

Digital Certificate: Strongly recommended for easier communication with Spanish tax authorities.

Spanish Bank Account: Recommended for automatic payment of taxes and utilities.

Buyer's Transaction Costs (Estimated)

Purchase Price: €695,000.00

Transfer Tax (7% ITP): €48,650.00

Notary Fees (est.): €900.00

Land Registry Fees (est.): €800.00

Legal Administration Fees (est.): €3,000.00
Total Transaction Costs: €53,350.00
Overall Cost: €748,350.00
Transaction Costs (% of Price): 7.68%

Mortgage & Valuation (Tasación)

If financing is required, the buyer's bank must commission an official property valuation by a licensed technical architect.

Valuations are generally conservative (10-15% below market value).

Banks usually lend up to 70% of the valuation.

If the valuation is higher than the purchase price, the bank will use the lower figure.

Valuation cost: approx. €400 for an apartment.

Additional costs: Notary, Land Registry, Stamp Duty, and bank fees.

Transfer Tax (ITP) - Andalucía

Currently set at 7%, applied to the higher of the purchase price or the official "Valor de Referencia" of the property.

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