€ 639,000
Ref: R5469388

Apartment for sale in El Paraiso, Costa del Sol

3 Bedrooms | **2** Bathrooms | **128** m² Interior | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 460 IBI | **€ 5,160** Community fees

Property Description

If you are looking for a private retreat where privacy and views take center stage, this corner ground-floor apartment is your property. Positioned in a prime spot within the complex, it stands out for its private garden and a glass-enclosed terrace that functions as a second living room overlooking the sea—guaranteeing spectacular sunsets.

With three spacious bedrooms and a fourth flexible room, plus 2 full bathrooms, the property combines functionality and understated luxury. The open-plan kitchen is fully equipped. Central air conditioning and underfloor heating ensure optimal comfort all year round. It also includes underground parking and a storage room.

The gated community offers a secure environment with 24-hour security and concierge service, as well as a resort-style lifestyle with multiple swimming pools (one heated), gym, bar, and beautifully landscaped gardens with fountains and ponds.

A smart investment in Benahavís, one of the most sought-after and exclusive areas on the Costa del Sol.

The Abbreviated Information Document (DIA) is available upon request. Estimated expenses to be borne 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 tax base shall be the higher value between 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 for the public deed and registration in the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. Rough estimate between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Gestoría (if hired voluntarily, free-market fees): Estimate between €300 and €500. Municipal capital gains tax (IIVTNU) expenses are borne by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €702,900. This estimate is indicative 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. Intermediation fees are borne by the seller. CN1.