



# Ground Floor Apartment in Higueron

Price **€ 775,000**

Bedrooms	<b>2</b>
Bathrooms	<b>2</b>
Build Size	<b>89 m<sup>2</sup></b>
Terrace	<b>104 m<sup>2</sup></b>
Plot Size	<b>193 m<sup>2</sup></b>

? Property type: Apartment

? Location: El Higuerón

? Price: €775,000

? Bedrooms: 2

? Bathrooms: (not specified)

? Views: Stunning sea views

? Pool: Private pool

? Parking: 2 parking spaces

? Garage: Private and closed garage

✂ Extra parking: One space with electric car charging

? Storage: Spacious storage room

? Kitchen: Open-plan kitchen

There are no other mandatory intermediary fees.

Taxes not included: Property Transfer Tax (ITP - 7% in Andalusia) on the current sale value: €775,000, estimated at €54,250. (The exact amount will depend on the buyer's tax situation.) Reduced rates of 3.5%, 1.2% or 1% may apply depending on the buyer's personal circumstances or the characteristics of the property. The tax is calculated based on the higher of the cadastral reference value or the purchase price.

Notary fees: calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989 of November 17. Approx. €2,480 VAT included.

Land Registry fees: registration will be billed according to the official tariff established in Annex I of Royal Decree 1427/1989 of November 17. Approx. €1,860 VAT included.

Administrative/Conveyancing (Gestoría) fees: €400 (VAT included).

Seller's agency fees: included in the sale price.

Total estimated cost including taxes, notary and registry: €834,901.40.

For detailed information on ITP in Andalusia, please consult the official website of the Andalusian Tax Agency.

According to Andalusian Decree 218/2005 of October 11, notary, registry and ITP costs are not included in the price.

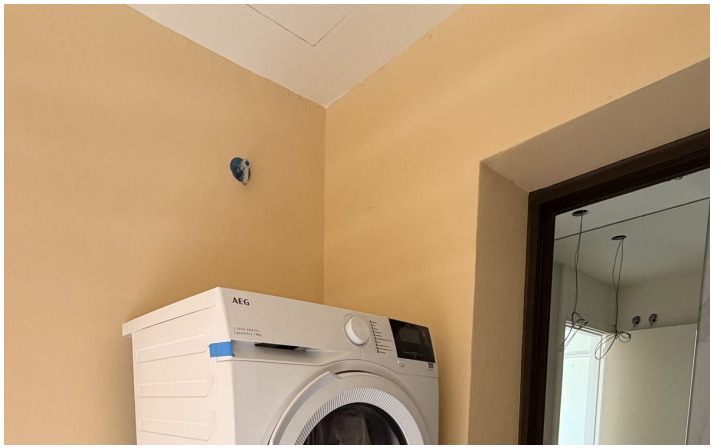
The information provided is for guidance only and has no contractual value. The offer is subject to errors, price changes, omissions, availability and/or withdrawal from the market without prior notice. The indicated price does not include costs inherent to property purchase under current legislation (ITP or VAT, notary, registry, administrative costs).

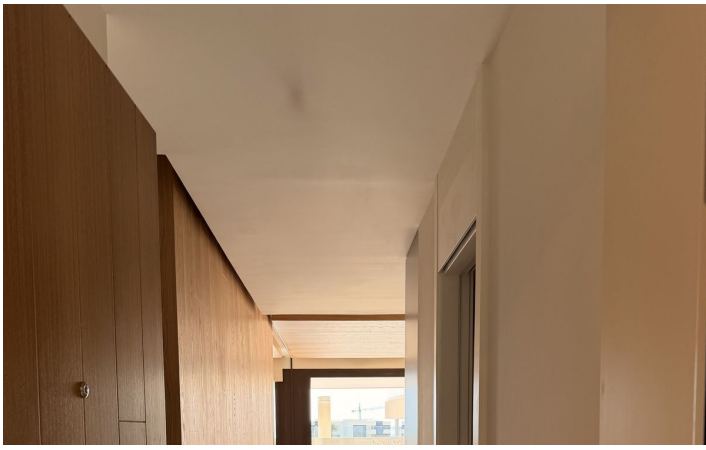
Our agency fees are included in the sale price; therefore, you will not have to pay any additional real estate advisory or management fees.

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# GALLERY







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