



## PENTHOUSE 2 LOŽNICE

📍 Estepona

REF# R5384152 – 285.000€

IBI

273 €/YEAR

Community

900 €/YEAR



2

Ložnice



1

Koupelny



70 m<sup>2</sup>

Built



86 m<sup>2</sup>

Plot

Modern Penthouse with Sea Views in El Paraíso, Estepona – Terrace, Pool & Parking

Fantastic penthouse for sale in Urb. Las Acacias, a peaceful and well-maintained residential complex located in the sought-after area of El Paraíso, perfectly positioned between Estepona and Marbella.

VILLA ONE Luxury Homes **T** | +34 687 83 44 03 **E** | info@villaone.es **W** | villaone.es  
**D** | Avda. Ricardo Soriano, 72, Edif. Golden B, 1<sup>a</sup> Planta, (29601) Marbella, Málaga, España.

The property offers 70 m<sup>2</sup> of interior living space distributed into 2 bedrooms, 1 fully renovated bathroom, kitchen, and a bright living room with direct access to a beautiful 16 m<sup>2</sup> terrace with open views and sea views, ideal for enjoying the Costa del Sol lifestyle all year round.

Located on the \*4th floor without a lift\*, this penthouse stands out for its privacy, natural light, and tranquil surroundings.

The community features landscaped gardens and a communal swimming pool, while paddle tennis and basketball courts are located just next to the urbanization — perfect for both permanent living and holiday use.

The property also includes a private parking space, plus a large outdoor parking area nearby, making it very convenient for guests.

Excellent location:

- Just a few minutes from the beach
- Easy access to the A-7 and AP-7 motorways
- Only 10 minutes from Puerto Banús
- Around 15 minutes from Marbella and Estepona town centres
- Surrounded by golf courses, supermarkets, restaurants, international schools, and all essential amenities

An ideal property for those seeking peace, good connections, and quality of life in one of the most desirable areas of the Costa del Sol.

Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), whose maximum general rate is 7%. The taxable base will be the higher value between the deeded purchase price and the cadastral reference value (art. 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances.

The costs of the public deed and registration at the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs range between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees.

Administrative agency fees (if voluntarily contracted, with freely agreed fees): estimated between €300 and €500.

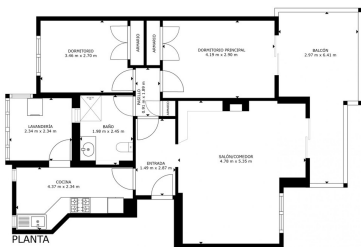
The municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL).

Estimated total cost for the buyer: [28.500]€ (+10%).

This estimate is indicative only 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.

Agency/intermediation fees are paid by the seller.

VOA



Matterport