



FINCA MIT 4 SCHLAFZIMMER

📍 Vélez-Málaga

REF# R5253754 – 890.000€

IBI

1255 €/JAHR



4

Schlafzimmer



1

Bäder



1777 m²

Built



4000 m²

Bauland

Equestrian Centre for Sale – Everything you need... and a little more Are you looking for a place where a passion for horses blends with comfort and an unbeatable location? This spectacular equestrian centre has everything you need to make your equestrian dream come true... and it's closer than you think! TOP location: 1 minute from the motorway – quick and easy access Just 4 minutes from the beach – yes, horses and the sea in the same picture Close to all amenities – supermarkets, vets, shops... all within easy reach

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, 1ª Planta, (29601) Marbella, Málaga, España.

Facilities designed with attention to detail: 50 spacious and well-ventilated stalls 2 riding arenas (covered and open) for training in all weathers Well-distributed hayloft and sawdust area Horse wash Functional office for day-to-day management Tack room with 2 toilets for staff and riders Private area with swimming pool, perfect for unwinding after a day on horseback Bar with separate kitchen, ideal for events, celebrations or simply enjoying a tapa with views of the riding arena Plus, 2 extra toilets for visitor comfort Whether you want to set up your own riding school, offer livery, organise equestrian events or simply enjoy rural life in style... this equestrian centre is a sound investment. Call now and come and see for yourself! Because dreams... also gallop. Estimated costs to be borne by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the registered price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notarization and Land Registry registration fees are governed by official fee schedules (RD 1426/1989) and (RD 1427/1989), respectively. Estimated range: between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is the seller's responsibility (Art. 104 TRLRHL). Estimated total cost to the buyer: €979.000. This estimate is for guidance 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. Brokerage fees are the responsibility of the seller. SDM.



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