



## GARTENAPARTMENT MIT 1 SCHLAFZIMMER

📍 Cerros del Aguila

REF# R5319442 – 189.000€

IBI

140 €/JAHR

Wohngeld

384 €/JAHR



1

Schlafzimmer



1

Bäder



53 m<sup>2</sup>

Built



4 m<sup>2</sup>

Terrace

There are homes you simply visit... and others you feel the moment you walk through the garden. This cozy ground-floor apartment, located in the Colina Park residential complex, allows direct access from the communal areas, with no lift and no steps — something increasingly valued by those who appreciate everyday comfort. The property offers approximately 47.54 m<sup>2</sup> built area plus a 4.54 m<sup>2</sup> covered terrace, with a practical and welcoming layout including a living-dining room, kitchen, bathroom, hallway, terrace,

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.

and one independent bedroom, ideal as a primary residence, holiday home, or investment. Important registry information: Although the property is officially registered as a studio, the Land Registry description itself details the interior layout as comprising one bedroom, living-dining room, hallway, bathroom, kitchen, and terrace, matching the current configuration of the home. ? What makes it special: Direct access from the communal gardens Comfortable, step-free living within a residential complex without a lift Beautiful green areas and a spacious communal swimming pool Peaceful and residential atmosphere Strategic location: Situated in Cerros del Águila, just 8 minutes by car from Miramar Shopping Centre, with quick access to the motorway and approximately 10 minutes from the beach. An excellent opportunity for those seeking a practical, cozy, and well-located property on the Costa del Sol. Property price: €189,000 Additional information: Estimated final price (for guidance only): approx. €207,900 (in case of financing), calculated as an estimated 10% of the purchase price, including as a general reference Transfer Tax (ITP) 7% = €13,230 + notary, land registry and administrative fees (approx. 3%) = €5,670. In accordance with Andalusia Regional Decree 218/2005, the published price does not include Transfer Tax (ITP) nor notary, land registry or administrative/management costs. The asking price is not subject to automated personalization nor to increases derived from situations of urgency or buyer necessity. ? Advertising compliant with Law 10/2025, dated 26 December.



