

# El Paraiso

## Apartment / Apartamento

€649,000

Ref: X22907



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2



103 m<sup>2</sup>



✓



✓



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## Property Purchase Expenses

Property price .....	€649,000 (£559,827)
Transfer tax 7% .....	€45,430 (£39,188)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,588)
Remainder of deposit to 10% .....	€61,900 (£53,395)
Final Payment of 90% on completion ....	€584,100 (£503,845)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

Located in the prestigious Hacienda Señorío de Cifuentes, this stunning apartment offers the perfect balance between luxury, comfort, and nature. Surrounded by renowned golf courses and boasting beautiful panoramic views from its terrace over the Mediterranean Sea and the iconic La Concha mountain, it is an ideal home for those seeking a peaceful retreat in an exclusive setting, without giving up the convenience of being close to all essential services.

The apartment, fully renovated in 2024, features three bright bedrooms and two bathrooms, and has been designed to offer an elegant, modern, and highly functional living experience. The southeast-facing living room is spacious and filled with natural light, tastefully decorated, and seamlessly connected to a spectacular 44 m<sup>2</sup> covered terrace where you can enjoy unforgettable moments while taking in the open views of the mountain and the Mediterranean. The kitchen is completely new and fully equipped with top-of-the-line appliances, offering a sophisticated and practical space for daily living. As an added feature, it includes a Quooker system that provides instant filtered, sparkling, and boiling water, integrating seamlessly into the sleek design.

Additional comforts such as underfloor heating and air conditioning ensure an ideal temperature all year round. The property also includes a private parking space and a large storage room, both included in the price. The gated and impeccably maintained community offers 24-hour security, beautifully landscaped gardens, and four swimming pools, including an infinity pool that visually merges with the horizon, creating a unique sense of calm and exclusivity. Just an 8-minute drive from supermarkets, pharmacies, and restaurants, and only 15 minutes from San Pedro, with Marbella and Estepona about 25 minutes away, this property represents a rare opportunity to enjoy the very best of the Costa del Sol in a setting of natural beauty and outstanding quality of life.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. ALA

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible