HI HOMES

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Townhouse for sale in Cancelada, Estepona

550,000 €

Reference: R5424142 **Bedrooms:** 3 **Bathrooms:** 2 **Build Size:** 122m^2











Costa del Sol, Cancelada

Exclusive Fully Renovated Townhouse in Cancelada, Estepona – Ready to Move Into

Discover this magnificent townhouse located in Cancelada, one of Estepona's most sought-after areas. Fully renovated with high-quality materials and finished to the highest standards, this property offers the perfect balance of comfort, design, and location.

The property is presented in impeccable condition and is ready to move into, with no further improvements required. Its bright and functional spaces create a welcoming and contemporary atmosphere, making it ideal as a permanent residence, holiday home, or investment opportunity.

Located within a prestigious residential community, you will enjoy a peaceful and well-established environment surrounded by all the amenities needed for everyday living, including supermarkets, schools, restaurants, sports facilities, public transport, and just a few minutes from the beautiful beaches of the Costa del Sol.

A unique opportunity to own a home in one of Estepona's most highly demanded areas, combining quality of life, comfort, and an excellent location.

The advertised price does not include taxes or purchasing costs. A 7% Property Transfer Tax (ITP) will apply, together with Notary fees (approximately 0.3%–0.5%) and Land Registry fees (approximately 0.1%–0.3%) calculated on the purchase price. The amounts shown are for guidance purposes only and may vary depending on the specific circumstances of each transaction. For this property, the estimated costs are as follows:

Property Transfer Tax (ITP – 7%)
€526,000 × 7% = **€36,820**

Notary Fees (0.3%–0.5%)
Minimum: €526,000 × 0.3% = **€1,578**
Maximum: €526,000 × 0.5% = **€2,630**

Land Registry Fees (0.1%–0.3%)
Minimum: €526,000 × 0.1% = **€526**
Maximum: €526,000 × 0.3% = **€1,578**

The purchase of this property does not involve any real estate agency fees for the buyer.

Don't miss this exclusive property. Contact us today for further information or to arrange a viewing.

Features:

Features
Near Transport
Private Terrace
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Utility Room
Barbeque
Solarium
Basement
Domotics
Courtesy Bus

Orientation
South West

Climate Control
Air Conditioning

Views
Urban
Street

Setting
Urbanisation
Close To Shops
Close To Schools

Condition
Excellent
Recently Refurbished

Kitchen
Partially Fitted

Security
Alarm System
Safe

Parking
Private

Utilities
Electricity
Telephone

Category
Contemporary

CO2 Emission Rating
D

Energy Rating
E