HI HOMES

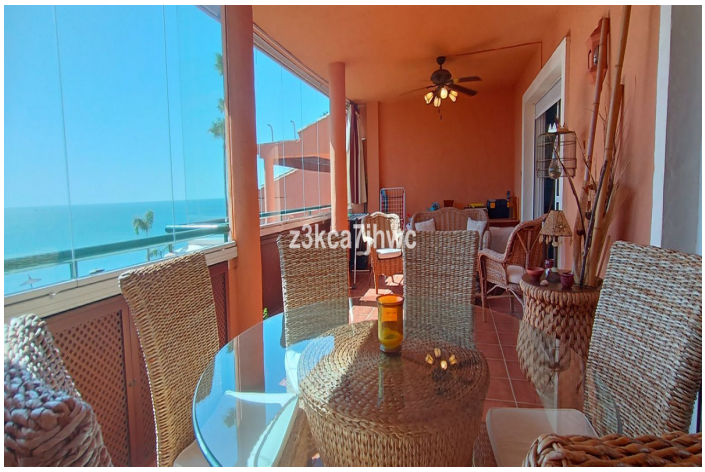
info@hihomesmarbella.com
+34 951 084 264

Middle Floor Apartment for sale in Estepona, Estepona

549,000 €

Reference: R5434012 **Bedrooms:** 3 **Bathrooms:** 2 **Build Size:** 114m^2 **Terrace:** 24m^2











Costa del Sol, Estepona

SEA VIEWS - LA GALERA BEACH - ESTEPONA
We present this beachfront apartment on the Costa del Sol, located in the Bermuda Beach residential complex in Estepona.
The property stands out for its prime position facing the Mediterranean Sea, ensuring unobstructed views and direct access to the coast. The complex features sea-facing communal pools and gardens; situated on elevated ground relative to the Coastal Path (*Senda Litoral*), the property maintains a high level of privacy while remaining immediately close to the beach.
Its location is strategic: just a 10-minute drive from Estepona's historic center and the New Boulevard.
Key features:
• Direct sea views: Unobstructed panoramic vistas from a large covered terrace with 24 m² equipped with panoramic glass curtains (Lumon style).
• Layout and natural light: Three spacious bedrooms and two full bathrooms (one en-suite).
• Separate kitchen with natural light.
• Convenient first-floor location with direct access from the parking area surrounding the complex (building without an elevator).
• Comfort and amenities: First-floor layout with natural cross-ventilation that optimizes the home's climate. Includes built-in wardrobes in all rooms and is sold semi-furnished.
An ideal home for those seeking tranquility, excellent connectivity, and a high quality of life in a highly sought-after area of the Costa del Sol.

Estimated costs payable by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Ceded Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the two values: the price stated in the deed or the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Costs associated with the public deed and registration in the Land Registry are governed by official fee schedules (Royal Decrees 1426/1989 and 1427/1989, respectively). Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative processing fees (if voluntarily engaged; fees are unregulated): estimated at between €300 and €500. The municipal capital gains tax (*plusvalía municipal* or IIVTNU) is payable by the seller (Art. 104 TRLRHL). This is an estimate provided in accordance with Art. 20.1.c) of the TRLGDCU; the final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller.

Features:

Features
Covered Terrace
Private Terrace
Satellite TV
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes

Orientation
South

Climate Control
Pre Installed A/C

Views
Sea
Panoramic
Garden
Pool

Setting
Beachside
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools
Beachfront
Front Line Beach Complex

Condition
Good
Excellent

Pool
Communal

Furniture
Part Furnished

Kitchen
Fully Fitted

Garden
Communal

Security
Gated Complex
Entry Phone

Parking
More Than One
Street

Utilities
Electricity
Drinkable Water
Telephone

Category
Investment
Resale
Beachfront