

# Estepona

## Apartment / Apartamento

€530,000

Ref: X22395



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115 m<sup>2</sup>



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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€530,000 (£456,065)
Transfer tax 7% .....	€37,100 (£31,925)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,291)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,582)
Remainder of deposit to 10% .....	€50,000 (£43,025)
Final Payment of 90% on completion ....	€477,000 (£410,459)

\* 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

Nestled within the prestigious Vanian Gardens residential complex, this elegant two-bedroom apartment offers a serene lifestyle on the sought-after Costa del Sol. Ideally located just 5 minutes from the beach, 10 minutes from Estepona, and 13 minutes from San Pedro, with easy access to top schools, shops, and services. Perfect for families, professionals, or investors.

### Apartment Features

Fully furnished and thoughtfully designed, the apartment features a spacious master bedroom with an en-suite bathroom, plus a second bedroom with access to a separate full bathroom. The sleek, fully equipped kitchen flows seamlessly into the open-concept living space, ideal for entertaining or relaxing.

A standout feature is the 18 sqm private terrace, boasting stunning mountain views and total privacy—no direct neighbors in sight!

### Community Amenities

Vanian Gardens is a gated community offering resort-style amenities, including multiple swimming pools, a fully equipped gym, luxurious spa, coworking spaces, lush landscaped gardens, and peaceful fountains. Families will appreciate the proximity to Atlas American School and the overall secure, welcoming atmosphere.

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