

Detached Villa in Alhaurín de la Torre

€670,000

Alhaurín de la Torre, Málaga

Bedrooms: 4 | Bathrooms: 2 | Plot: 1246 m² | Built: 147 m²



Overview

Why is this your dream home?

- **Panoramic Views:** A prime location in the El Lagar residential community, offering some of the best panoramic views of Alhaurín de la Torre.
- **1,300 m2 Lot:** A private oasis with its own pool and spacious green areas to enjoy Málaga's climate all year round.
- **Designed for Leisure:** Fully equipped barbecue area with an outdoor kitchen and separate restroom, ideal for social gatherings without needing to enter the main house.
- **True Spaciousness:** All rooms stand out for their generous dimensions, offering a sense of openness and freedom

in every corner.

- **Dual Living Areas:** Ground floor featuring an entryway, a large living-dining room with a fireplace for winter, and a second separate living room for added versatility (game room, home theater, or reading room).
- **Family Living Area:** Upper floor featuring 4 spacious and bright double bedrooms, along with 2 full bathrooms, plus a wonderful terrace with breathtaking views.
- **Location and Connectivity:** Combines the tranquility of an exclusive residential area with proximity to supermarkets and extremely quick access to the Málaga Ring Road and the airport.
- **Convenience:** Covered parking within the property, accessible from two different streets.

Estimated expenses to be paid by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), for which the maximum general rate is 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the notarial deed and registration with the Property Registry are governed by official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989), respectively. Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost to the buyer: €737.000. This estimate is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are paid by the seller. VGC

Amenities

Orientation: North East

Condition: Restoration Required

Pool: Private

Climate Control: Central Heating, Fireplace

Features: Covered Terrace, Private Terrace, Solarium, Wood Flooring, Barbeque

Furniture: Part Furnished

Kitchen: Partially Fitted

Garden: Private

Security: Alarm System

Parking: Garage

Taxes & Fees

Community: €0 per year

Energy certificate

Consumption: E

Emissions: E

Contact

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