Detached Villa in Ronda

€1,050,000

Ronda, Málaga

Bedrooms: 5 | Bathrooms: 4 | Plot: 526 m² | Built: 395 m²









Overview

A charming Andalusian villa in Ronda: spacious, private and with stunning views

Discover this magnificent villa with a floor area of 395 m2 on a plot of 527 m2, situated in one of the most attractive areas of Ronda, where tranquillity, the landscape and the essence of Andalusia come together to offer a unique home.
The property features four spacious bedrooms, designed to ensure maximum comfort, and light-filled spaces that invite you to enjoy a relaxed lifestyle. Its traditional-style architecture, with white façades, terraces and well-tended gardens, creates an elegant and welcoming atmosphere.

Outside, the villa offers a true private oasis. The swimming pool, surrounded by mature vegetation, relaxation areas

and sun-drenched terraces, is perfect for enjoying the excellent climate of the Serranía de Ronda all year round. The unobstructed views of the countryside provide a sense of peace and exclusivity that is hard to find.

This property is ideal both as a main residence for those seeking a high quality of life, and as a second home or investment with great potential for high-end holiday rentals.

Key features:

395 m2 of floor space.
527 m2 plot.
5 spacious bedrooms.
Private swimming pool.
Mature garden and terraces.
Architecture with authentic Andalusian charm.
Peaceful surroundings with unobstructed views.
Excellent links to Ronda’s historic centre and all amenities.

A property that combines character, comfort and a prime location in one of Andalusia’s most iconic destinations. If you are looking for a villa where you can enjoy nature, privacy and the Mediterranean lifestyle, this is an opportunity well worth exploring.

Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the general maximum rate of which is 7 per cent. The taxable base will be the higher of the registered price and the cadastral reference value (Article 10 of the TRLITPAJD). Reduced rates may apply depending on the buyer’s personal circumstances. The costs of the notarial deed and registration with the Land Registry are governed by the official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989) respectively. An indicative estimate is between €500 and €2,000 for notarial fees and between €250 and €1,500 for registration fees. Administrative agency (if engaged voluntarily, fees are unregulated): Estimated cost between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the TRLRHL). Estimated total cost to the buyer: €1,276,000. This estimate is for guidance only and is provided in accordance with Article 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are payable by the seller. SLP

Amenities

Orientation: South Facing
Condition: Good Condition
Pool: Private Pool
Climate Control: Central Heating
Features: Private Terrace, Barbeque
Furniture: Fully Furnished
Kitchen: Fully Fitted Kitchen
Garden: Private Garden
Parking: Garage
Utilities: Telephone

Taxes & Fees

Rubbish: €76 per year

Energy certificate

Consumption: E
Emissions: E

Contact

Purcell Properties
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5438116_detached-villa-ronda/