Middle Floor Apartment in Tarifa

€269,000

Tarifa, Cádiz

Bedrooms: 3 | Bathrooms: 1 | Built: 97 m²









Overview

Apartment with Great Potential Just 500 Metres from Los Lances Beach

No real estate commissions are charged to the buyer.

If you\'re looking for a spacious property in Tarifa with an excellent location and the opportunity to renovate and personalise it to your own taste, this could be the perfect opportunity.

The property offers 97 m2 of built area, with a highly practical, almost rectangular layout that makes future renovations straightforward while allowing you to maximise every square meter.

It currently comprises:

- 3 bedrooms (one of which is currently used as a separate living room).
- Spacious dining room.
- Independent kitchen with a utility/laundry area.
- Full bathroom.
- Balcony.

Although the property retains its original finishes, it has been well maintained and is ready to move into from day one, allowing you to update it gradually at your own pace if desired.

Its layout provides plenty of possibilities for modernisation, including the option of creating a large open-plan living and dining area, transforming it into a bright and contemporary home.

Located on Calle Tinto, the apartment enjoys a quiet, well-established residential setting with supermarkets, shops, schools, and all essential amenities just a short walk away. In addition, the spectacular \"Playa de Los Lances\" is only 500 metres away, allowing you to walk to one of Tarifa\'s most iconic beaches in just a few minutes.

Another highly appreciated feature is that parking in the area is generally easy to find, a real advantage for everyday life, particularly during the busy summer months.

The property also benefits from excellent access to the main roads leading out of Tarifa, providing convenient connections to Algeciras, Cádiz, and the rest of the Costa de la Luz.

Important: The apartment is located on the **third floor of a building without a lift**. While this is an important point to consider, it also offers greater privacy, good natural light, and a quieter living environment.

Whether you\'re looking for a permanent residence, a holiday home, or an investment property, this apartment represents an excellent opportunity thanks to its generous size, outstanding location, and significant potential for future value appreciation.

Please note: Some of the images in this listing have been enhanced using virtual home staging for illustrative purposes only. The edits are limited to decorative elements, such as soft furnishings, accessories, and décor, without altering the property\'s actual layout, dimensions, structure, or any of its physical features.

Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), whose maximum general rate is 7%. The taxable base will be the higher value between the deeded purchase price and the cadastral reference value (art. 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer’s personal circumstances.
The costs of the public deed and registration at the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs range between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees.
Administrative agency fees (if voluntarily contracted, with freely agreed fees): estimated between €300 and €500.
The municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL).
Estimated total cost for the buyer: 295.900€
This estimate is indicative 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.
Agency/intermediation fees are paid by the seller.

VOA.

Amenities

Orientation: South West Orientation

Condition: Excellent Condition

Views: Sea Views

Furniture: Part Furnished

Kitchen: Fully Fitted Kitchen

Taxes & Fees

Community: €420 per year
IBI: €284 per year

Energy certificate

Consumption: D
Emissions: E

Contact

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