



Middle Floor Apartment 2 Bedrooms in Riviera del Sol

Bedrooms	2	Bathrooms	2	Built	90m2	Terrace	40m2
R4652950		Apartment				89.000€	

PLEASE READ CAREFULLY BEFORE ANY VIEWING REQUEST :
THIS IS AN INVESTMENT OPPORTUNITY: LIFE ESTATE

The current owner, a 77-year-old man, reserves the right to use and enjoy the property for the rest of his life. The property is valued at 260.000 €.
The price includes an underground parking space.

There are 2 possibilities :

- 1- Paying 89K€ then 800 €/month to the owner for the rest of his life.
- 2- Paying 189K€ ONCE, vendor stays in the property for the rest of his life

The community has 3 swimming pools (one of which is covered),
Paddel and tennis courts, community gardens, social club, etc...

Formalization expenses:

The expenses generated by the sale (Property Transfer Tax, Notary and Registry) will be paid in full by the buyer, with the exception of the Municipal Capital Gains Tax, which will be paid by the seller.

Maintenance expenses:

Once the operation is formalized before a notary, the property expenses will be distributed as follows:

- 1-The Real Estate Tax (IBI), Extraordinary Spills will be assumed by the purchasing party.
- 2-The Ordinary Community Fees, Content Insurance, and Supply Expenses (electricity, water, garbage, etc.), will be assumed by the selling party.

Description of appartement :

It is a 65 m² third floor apartment, built with top quality materials, in one of the best locations in Riviera del Sol, with views at sea and the Miraflores golf course.

It consists of an entrance hall, living room, modern kitchen, two bedrooms and 2 bathrooms, one en suite and a terrace of more than 40 m².

This property is located on the Costa del Sol, in Riviera del Sol area, a 10-minutes walk from the beach, restaurants, and other services: Super markets, pharmacy, bus stop, taxis, etc...

15 minutes by car from Fuengirola, 10 minutes by car from Marbella and 30 minutes by car from the airport and the city of Malaga.