

**Sales - Apartment - Riviera del Sol**  
**89.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4652950**

**Riviera del Sol**

**Apartment**

**Community: 1,404 EUR / year**

**IBI: 505 EUR / year**

**Rubbish: 85 EUR / year**



**2**



**2**



**90 m2**

PLEASE READ THE DESCRIPTION BEFORE REQUESTING AN APPOINTMENT: This is a LIFE ESTATE, it implies the acquisition of the bare ownership (nuda propiedad) of the relevant property, with the seller retaining the right to use and enjoy for life the property (usufructo vitalicio). There are 2 possibilities : 1- Initial payment of 89,000 €, and Payment of 800 €/month during 10 years Maximum, with the right of use the property until the death of the seller. OR 2- A unique payment of 179,000 € and the seller reserves the right to use and enjoy the property for the rest of his life, INVESTMENT OPPORTUNITY, this apartment for sale in Riviera Del Sol 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. The community has 3 swimming pools (one of which is covered), tennis courts Paddle and tennis, community gardens, social club, etc... Formalization expenses: The expenses generated in 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 housing 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 Fee, Content Insurance, and Supply Expenses (electricity, water, garbage, etc.) will be assumed by the selling party. Description of the home It is a 65 m<sup>2</sup> third floor apartment, built with top quality materials, in one of the best locations in Riviera del Sol, with views of the 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 m<sup>2</sup>. There is air conditioning (reversible heat and cold). This property is located on the Costa del Sol, in the Riviera del Sol area, a 10-minute 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.

<p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Frontline Golf</li> <li>✓ Suburban</li> <li>✓ Commercial Area</li> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Forest</li> <li>✓ Urbanisation</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ East</li> <li>✓ West</li> </ul>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Good</li> <li>✓ Recently Renovated</li> </ul>	<p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Indoor</li> <li>✓ Heated</li> <li>✓ Children`s Pool</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul>	<p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Golf</li> <li>✓ Country</li> <li>✓ Forest</li> <li>✓ Street</li> </ul>
<p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Paddle Tennis</li> <li>✓ Tennis Court</li> <li>✓ Ensuite Bathroom</li> <li>✓ Wood Flooring</li> <li>✓ Double Glazing</li> <li>✓ Restaurant On Site</li> <li>✓ Near Church</li> <li>✓ Fiber Optic</li> </ul>	<p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>	<p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Landscaped</li> </ul>	<p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ 24 Hour Security</li> <li>✓ Safe</li> </ul>	<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Covered</li> <li>✓ Private</li> </ul>
<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul>	<p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Investment</li> <li>✓ Resale</li> </ul>				