



Beachside 2 bedroom townhouse in Bahia Azul, Estepona, Costa del Sol, Spain

Estepona

€ 469.000

	Estate type:	Town House		Area:	97 m2
	Terrace:	20 m2		Number of bathrooms:	1
	Number of bedrooms:	2		Garage:	Yes
	Pool:	Yes		Plot:	—
	Air conditioning:	Yes		Television:	No
	Close to golf courses:	No		Wi-Fi:	Yes

Townhouse located in the sought-after frontline beach development of Bahía Azul in Estepona West.

2-bedroom townhouse offers an excellent opportunity to renovate and personalise a home in a prime coastal setting.

The ground floor features a bright living and dining area, a kitchen space, guest toilet, and access to a covered terrace. On the upper level, there are two bedrooms sharing a bathroom, along with a second terrace enclosed with glass curtains, offering partial sea views.

The gated community boasts beautifully maintained mature gardens and two communal swimming pools. Its exceptional location is within walking distance to the marina of Estepona, the town centre, and the popular Playa del Cristo beach.

The property requires refurbishment, making it an ideal project for those looking to create a comfortable residence or holiday home by the sea.

In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts:

TAXES PAYABLE BY THE PURCHASER:

In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

NOTARY AND REGISTRY:

These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively).

The agency's professional fees are included in the sale price.

IF BANK FINANCING IS REQUIRED:

The amount of additional expenses must be agreed upon with the financial institution.

To calculate the final price, please contact Dream Property Marbella 2010 SLU. We will issue a personalised offer based on the buyer's personal circumstances.



Klaudia Rakoczy
Real Estate Advisor

info@dreamproperty.es
+34 673 73 42 11



Tatiana Pekala
Founder & CEO

tatiana@dreamproperty.es
+34 699 15 88 77



**Katarzyna
Zielińska**

Real Estate Advisor
kate@dreamproperty.es
+34 607 58 84 31



Dream Property Marbella 2010 S.L.U.

Centro de Negocios Vasari, Urb. La Alzambra, Local 3 - 1, 29660 Nueva Andalucía - Marbella
Tel.: +34 673 734 211 - Email: info@dreamproperty.es - Web: <http://www.dreamproperty.es>