



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN SAN PEDRO DE ALCANTARA

📍 San Pedro de Alcantara

REF# R5188942 €659,000

BEDS

2

BATHS

2

BUILT

118 m<sup>2</sup>

A bright and spacious apartment located in the prestigious urbanisation Las Petunias, San Pedro de Alcántara – part of Marbella's most sought-after coastal areas.

Built in 1985 and owned by the current family since 1990, the property has been lovingly maintained as a holiday home. It offers an unbeatable combination of location, lifestyle, and investment potential.

### Location

Exclusive setting in Residencial Castiglione, Las Petunias.

Just 5 minutes to Puerto Banús and 10 minutes to Marbella town centre.

Walking distance to Puerto Banús – only 2.5 km along the beachfront Paseo Marítimo.

Málaga International Airport (AGP) just 40 minutes by car, perfect for international buyers.

### Schools & Education

Laude San Pedro International College (ages 1–18, bilingual & international curriculum) – nearby.

Calpe School (British, ages 2–11) – in San Pedro itself.

Several local Spanish public schools including María Teresa León, Guadaiza, and Fuente Nueva. A great option for families looking for either international or local education.

### Dining & Lifestyle

Stroll to beachfront chiringuitos, cafés, and restaurants.

Local favourite: Trastienda Café Petunias for breakfast and brunch.

Close to Centro Comercial Las Petunias, supermarkets, and everyday services.

Vibrant mix of Spanish tapas bars, international cuisine, and luxury beach clubs.

### Leisure & Beaches

Beachside urbanisation with direct access to the coastal promenade.

Perfect for morning walks, cycling, or sunset dining by the sea.

A short drive to Puerto Banús marina for shopping, fine dining, and nightlife.

### Distances

Puerto Banús: 5 km / 5–10 minutes

Walking distance to Puerto Banús – 2.5 km via the Paseo Marítimo

Marbella centre: 10 km / ~15 minutes

Estepona: 18 km / ~20 minutes

Málaga Airport (AGP): 50–60 km / ~40 minutes

### Property Features

Built area: 118.40 m<sup>2</sup>

Layout: kitchen, two bathrooms, spacious living-dining room, two bedrooms, and terrace

Bedrooms with built-in wardrobes and a southwest-facing balcony

Air conditioning installed

Gated community with secure parking

Well-maintained communal areas with a fenced swimming pool – safe and family-friendly

### Costs & Legal

Monthly community fee (incl. water): €225,40 (€676,20 Quarterly)

Property Number: 4873

Cadastral Reference: 3091101UF2339S0014GS

Ownership shares in the complex: 1.96%

### Tax Information (2025)

IBI (Property Tax): €923,27

Basura (Refuse Collection Fee): €92.68

Cadastral Value: €142 042.17

Reference Value: €398,485.09

Non-resident Income Tax (EU/EEA Owners)

Tax Base (2% of Cadastral Value): €2 840.84

Annual Non-resident Income Tax (19%): €539.76

Documents

Legal Documentation

Nota Simple – Available

Cadastre Data – Available

Escritura (Title Deed) – Available

Certificate of No Urban Planning Infringement – Applied for

Power of Attorney – Available

Owner Identification – Available

Tax Documentation

IBI 2025 (Property Tax Receipt) – Available

Basura 2025 (Refuse Collection Fee) – Available

Plusvalía Estimate – Available

Reference Value Certificate (Apartment) – Available

Energy Efficiency

Energy Performance Certificate – Available

Utilities

Electricity Bill – Available

Water – Included in the community fee

Community of Owners

Urbanisation Contact Details – Available

Community Fees Statement – Available

Community Certificate of Debt – Available

Latest Meeting Minutes – Available

Information on Short-Term Rental Licence Procedures & Community Restrictions (For tourist rentals to be approved, the property must be presented at the next residents' meeting and be voted in favour of by 60% of the residents or 3/5ths)

Additional Documentation

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Inventory List – In process

Application for Clarification Regarding Licencia de Primera Ocupación (First Occupancy Licence) not clear yet, waiting for reply from the town hall.

Cancellation of Mortgage Registration – In process

### Sales Process & Transaction Details

#### Reservation Agreement

Once the buyer decides to purchase, both parties sign a Reservation Contract.

The buyer pays a reservation fee of €6,000, into the seller's representative's client account.

Upon signing, the seller provides the buyer with all the necessary documentation for due diligence.

#### Private Purchase Contract

After due diligence is completed and both parties agree on terms, they sign a Private Contract.

At this stage, the buyer pays 10% of the purchase price, minus the previously paid reservation fee.

This payment is deposited into the seller's representative's client account.

#### Signing the Public Deed

The buyer's legal representative arranges the Notary appointment and coordinates with the seller's representative.

The public deed of sale is signed before a Notary.

Standard practice is payment by bank-certified cheque upon signing.

#### Costs & Responsibilities

Buyer: pays all administrative costs related to the transfer of ownership (taxes, Notary, registry, etc.).

Seller: pays the local Plusvalia tax.

Real estate agent's fee: normally deducted from the purchase price and paid by the buyer's legal representative (noted in the deed).

Legal fees: each party covers their own.

Prorated costs: such as IBI and other prepaid expenses, are usually adjusted between buyer and seller at completion.

#### Post-Sale Obligations

The buyer has 2 weeks to change utility contracts.

The buyer registers the change of ownership in the Land Registry.

#### Current Registry Notations

The property currently carries a mortgage notation, which is in the process of being cancelled.

#### Spanish Civil Code, Article 1454:

"If earnest money or a deposit has been provided in a contract of sale and purchase, the contract may be rescinded by the purchaser by forfeiting the deposit, or by the seller by refunding double the amount."

#### Payments

Purchase Price: €695,000.00

Reservation Fee: €6,000.00

10% Deposit: €69,500.00 – €6,000.00 already paid = €63,500.00

Final Payment: €625,500.00

#### Buyer Requirements

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NIE (Spanish Tax Identification Number for non-Spanish citizens): Required. Can be obtained by the buyer's representative with a Power of Attorney.

Digital Certificate: Strongly recommended for easier communication with Spanish tax authorities.

Spanish Bank Account: Recommended for automatic payment of taxes and utilities.

### Buyer's Transaction Costs (Estimated)

Purchase Price: €695,000.00

Transfer Tax (7% ITP): €48,650.00

Notary Fees (est.): €900.00

Land Registry Fees (est.): €800.00

Legal Administration Fees (est.): €3,000.00

Total Transaction Costs: €53,350.00

Overall Cost: €748,350.00

Transaction Costs (% of Price): 7.68%

### Mortgage & Valuation (Tasación)

If financing is required, the buyer's bank must commission an official property valuation by a licensed technical architect.

Valuations are generally conservative (10–15% below market value).

Banks usually lend up to 70% of the valuation.

If the valuation is higher than the purchase price, the bank will use the lower figure.

Valuation cost: approx. €400 for an apartment.

Additional costs: Notary, Land Registry, Stamp Duty, and bank fees.

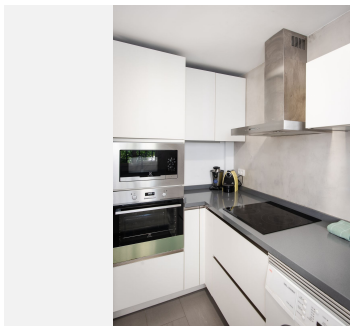
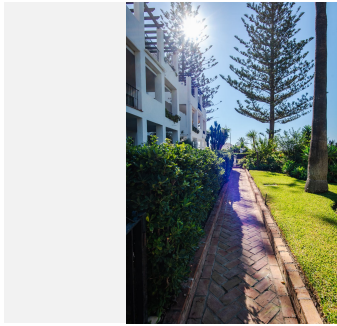
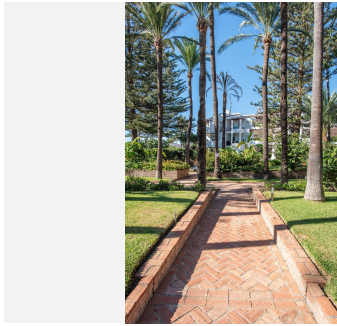
### Transfer Tax (ITP) – Andalucía

Currently set at 7%, applied to the higher of the purchase price or the official "Valor de Referencia" of the property.



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