SAN PEDRO DE ALCÁNTARA

sypialnie	■azienki	zbudowany m²
2	2	118

POD■OGA W SAN PEDRO DE ALCÁNTARA

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 m² 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 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 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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