

## apartment for sale Rincón De La Victoria, Axarquía



This studio in Rincón de la Victoria presents an option for real estate investment, suitable for the holiday rental market. Its location and features offer a profile that can generate returns.~Location~Walking distance to beaches and proximity to the A-7 motorway provides easy connections to Malaga city, the airport and other towns on the Costa del Sol, which may be a factor to consider for guests who use a vehicle or require transfers.~Features of the studio~The studio is designed to optimise space, including a living room-bedroom area, kitchen and bathroom. It has a private terrace and the residential complex offers a communal swimming pool, services that may be valued by potential tenants.~Holiday rental profitability~Rincón de la Victoria is a coastal destination with high tourist demand, both nationally and internationally. The combination of its location near the sea and transport links, together with amenities such as the terrace and swimming pool, can contribute to sustained occupancy in holiday rentals. This type of property can represent a source of income for investors in the Costa del Sol tourism sector.~Estimated costs to be borne by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the registered price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notarization and Land Registry registration fees are governed by official fee schedules (RD 1426/1989) and (RD 1427/1989), respectively. Estimated range: between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is the seller's responsibility (Art. 104 TRLRHL). Estimated total cost to the buyer: €181.500. This estimate is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are the responsibility of the seller.~SDM

### property details

Spanishestate id: **6276458**  
reference:: **6863SDM**  
close to/ located: **Rincón De La Victoria**  
region: **Axarquía**

### contact

real estate agent: **Keller Williams Marbella**  
name: **not available**  
spreek: **not available**  
telefoon: **+34952831200**

property type:	<b>apartment</b>
rooms:	<b>not available</b>
property surface:	<b>39 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 165.000</b>