

apartment for sale Sagron, Ortegal



Do you work in the Escúzar Industrial Park? ~Move into a brand-new apartment just 10 minutes from your job!~Forget about traffic jams getting into Granada and exorbitant rents. We present this brand-new apartment in Agrón, the perfect option for professionals seeking comfort, future growth potential, and peace and quiet after work.~Apartment Layout:~• Bright living-dining room with access to a cozy terrace, ideal for relaxing.~• Open-plan kitchen: Delivered unassembled, giving you the perfect blank canvas to design it exactly to your liking. (Don't miss the photos in the listing to see how spectacular it can look!).~• 2 spacious bedrooms with built-in wardrobes.~• 1 full bathroom.~Location and Surroundings:~• Just 10 minutes from the Escúzar Industrial Park, the technology and logistics polygon with the greatest potential for job creation in the province of Granada.~• 30 km from the city of Granada.~• Just steps from the Bermejales Reservoir: a privileged natural setting at the foot of the Sierra de Tejada mountains, ideal for unwinding on weekends with hiking, kayaking, or paddleboarding.~The building has been freshly painted and the property has never been lived in. A golden opportunity, perfect for a primary residence or a secure rental investment for local workers.~Don't miss this opportunity! Take a look at the inspirational photos, contact us, and come visit.~Great opportunity both for a first residence and to spend time and rest in a privileged environment surrounded by nature, in addition to offering the possibility of enjoying different water activities in the Pantano de los Bermejales such as canoeing, swimming, kayaking, paddle surfing, windsurfing, etc.. . at the same time as several hiking routes.~Do not hesitate to contact us and make your best investment~The Abbreviated Information Document is at your disposal. Expenses: Taxes (ITP or VAT+AJD) + notary and registration expenses.~Legal Note: The Abbreviated Information Document is available upon request. ~Estimated expenses to be borne by the buyer: The

purchase is subject to 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 price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the public deed and registration in the Land Registry are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). An indicative estimate is between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative services (if contracted voluntarily, fees are negotiable): Estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is the responsibility of the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €6.700 (+10%). This estimate is indicative 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.
ARV~

property details

Spanishestate id:	6352466
reference::	6627-ARV
close to/ located:	Sagron
region:	Ortegal
property type:	apartment
rooms:	2
property surface:	72 m2
surface plot:	- m2
price:	€ 67.000

contact

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