

house for sale Alcalá La Real, Sierra Sur



Timeless elegance: a spectacular house with a pool, terrace, and luxury finishes.

In the heart of Torredonjimeno lies this exclusive home, distinguished by its luxurious retro décor, fine woods, and spacious rooms brimming with personality.

Every corner of this house exudes warmth, elegance, and character, combining classic elements with modern comforts to create a truly special home.

From its imposing staircase with a carved wooden railing to its retro-inspired bathrooms with whirlpool tubs, everything has been designed for those who value quality, design, and the details that make all the difference.

The house offers several spacious and bright living areas, fully equipped kitchens, comfortable bedrooms, and versatile spaces that adapt to the needs of the entire family.

One of its greatest attractions is its magnificent private terrace with a pool and barbecue area, the perfect place to enjoy the pleasant weather, gatherings with friends, or moments of relaxation in complete privacy.

The wood-paneled attic provides a cozy and exclusive atmosphere, ideal as a recreation room, office, or personal space.

In addition, the property features a separate laundry area, ample storage space, and a terrace pre-wired for athermal heating and solar panels, combining aesthetics and efficiency.

A unique property with its own soul and style, designed for those seeking more than just a house: a home with identity and timeless elegance.

In compliance with the information obligations set forth in Law 10/2025 of December 28, on customer service and transparency, as well as current sector regulations, please note that the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below:

- **Property Transfer Tax (ITP):** The tax rate in force in the Autonomous Community of Andalusia will be applied (generally 7% of the purchase price), without prejudice to reduced rates of 3.5%, 1.2%, or 1% applicable depending on the buyer's personal circumstances or the characteristics of the property. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher.
- **Notary Fees:** Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989 of November 17, which approves the Notarial Tariff.
- **Registration Fees:** Registration in the Property Registry will be billed according to the official fee schedule established in Annex I of Royal Decree 1427/1989, of November 17, which approves the Notarial Fees.
- **Management Fees (Agency):** The fees for administrative processing, tax settlement, and registration amount to approximately €1,000 (VAT included).
- **Seller's Agency Fees:** Included in the List Price.
- **Buyer's Agency Fees:** Please note that professional fees may apply to the buyer in cases where purchase commission services (PSI) or a Real Estate Personal Shopper have been contracted. **THESE FEES ARE NOT RELATED TO THE PURCHASE PRICE.**
- **Buyer's Agency Fees:** Please note that professional fees may apply in cases where purchase commission services (PSI) or real estate personal shopper services have been contracted. For comprehensive information on the operation, tax rates, and tax breaks of the Transfer Tax (ITP) in Andalusia, please consult the official website of the Andalusian Regional Government's Tax Agency at the following link:

(please use the form to respond)

property details

Spanishestate **6359173**
id:
reference:: -
close to/ located: **Alcalá La Real**
region: **Sierra Sur**
property type: **house**
rooms: **4**
property surface: **363 m2**
surface plot: **120 m2**
price: **€ 500.000**

contact

name: **Rocio Lopez**
spreek: **English, Spanish**
telefoon: **not available**