

## house for sale Mutxamel, Alacantí



Magnificent bungalow in the exclusive area of Bonalba Cotoveta (Mutxamel), next to the prestigious Bonalba Golf Course. This is an elegant, bright, and move-in-ready property, ideal as a permanent residence, holiday home, or investment opportunity.~~The property offers 99 m2 of built area and stands out for its excellent layout and southeast orientation, ensuring natural light throughout the day. It features three spacious double bedrooms and two full bathrooms, as well as a large living-dining room integrated with a modern open-plan kitchen, creating a comfortable, functional, and welcoming atmosphere.~~One of its main highlights is its two large terraces. One of them, with direct access from the living room, is perfect for enjoying outdoor meals and relaxing moments. The second terrace, accessible from the bedrooms, offers spectacular views of the sea and the Bonalba Golf Course.~~Among its quality features and equipment are marble floors, hot /cold air conditioning through two split units, mains gas, reinforced security door, video intercom system, three built-in wardrobes, laundry area, private parking space, and a spacious storage room the same size as the property. The bungalow is sold fully furnished.~~The residential complex features a large communal swimming pool, children's play areas, and a peaceful, well-maintained environment, ideal for families or anyone seeking a high quality of life.~~Its location is excellent, just a few minutes from supermarkets, schools, services, the university hospital, and with quick access to the main transport routes.~~~The published price corresponds exclusively to the property and does not include taxes or expenses arising from the purchase transaction, which shall be borne by the buyer unless otherwise required by mandatory law or expressly agreed otherwise.~~Such expenses include, by way of example and without limitation, the Property Transfer Tax (ITP) or, where applicable, Value Added Tax (VAT) and Stamp Duty (AJD), as well as notary fees, land registry fees, administrative processing fees, and, where applicable, real estate agency fees.~~In the case of transactions subject to ITP, the tax rate applicable in the Valencian Community on the date of accrual shall apply. As a general rule, this rate is 10% (€30,500), without prejudice to the possible application of reduced rates (8%, 6%, 4%, or 3%) where applicable under regional regulations and according to the buyer's personal circumstances or the characteristics of the property. The taxable base shall be the higher of the declared purchase price and the cadastral reference value determined in accordance with current tax regulations.~~Notary and land registry fees shall be determined in accordance with the official tariffs established by Royal Decree 1426/1989 of 17 November and Royal Decree 1427/1989 of 17 November, respectively. Where applicable, administrative processing fees may range approximately between €300 and €400, VAT included, depending on the scope of

the services contracted.~~Real estate agency fees: as a general rule, and unless otherwise agreed, these shall be borne by the seller in accordance with the terms agreed in each transaction and the applicable regulations.~~The information provided is for informational and guidance purposes only and is non-contractual. It may contain errors, price or condition changes, or withdrawal of the property without prior notice and without legal liability.~~This does not constitute a binding offer or contractual commitment.~~Property characteristics are approximate and may not coincide with registry, cadastral, or technical records.~~Official verification and independent professional advice are recommended before making any decision.

## property details

Spanishestate id:	<b>6381630</b>
reference::	<b>VI5172</b>
close to/ located:	<b>Mutxamel</b>
region:	<b>Alacantí</b>
property type:	<b>house</b>
rooms:	<b>3</b>
property surface:	<b>99 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 305.000</b>

## contact

real estate agent:	<b>Grupo Economicasa</b>
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