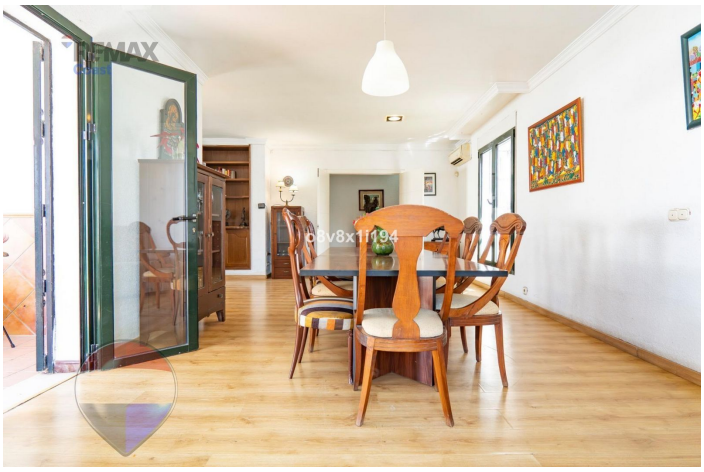
Villa for sale in Rincón de la Victoria

1,049,000 €

Reference: R5353840 **Bedrooms:** 6 **Bathrooms:** 3 **Plot Size:** 724m^2 **Build Size:** 285m^2



Costa del Sol East, Rincón de la Victoria

Magnificent Villa with Pool and Tourist License in Rincón de la Victoria

This impressive villa is offered for sale in Rincón de la Victoria, in a მშვიდ and well-connected area, just a few minutes from the beach and with easy access to Málaga city.

The property features 6 spacious bedrooms and 4 bathrooms, offering an excellent layout and capacity for both family living and investment purposes.

Outside, the property boasts a private swimming pool and generous outdoor areas, ideal for enjoying the climate all year round. It also includes a barbecue area perfect for gatherings, as well as a cozy wine cellar that adds unique value.

A parking area is also included, providing convenience and functionality.

One of its main highlights is the valid tourist license for up to 21 guests, making it a highly attractive investment with strong rental potential.

A property with great possibilities, both as a primary residence or as an investment, in one of the most sought-after areas of the Costa del Sol.

For more information or to arrange a viewing, please do not hesitate to contact us.

Legal Notice

In compliance with Law 10/2025 of December 28 and current regulations, the listed price does not include taxes and costs related to the purchase.

Agency fees are included in the price.

Costs and Taxes to be paid by the buyer:

Transfer Tax (I.T.P.): Applied to the higher value between the purchase price or cadastral reference value, generally ranging from 7% to 10%, according to current legislation (Royal Legislative Decree 1/1993).
Notary and Land Registry: Fees regulated by Royal Decrees 1426 and 1427/1989.
Administrative services (optional): Approx. €395 (VAT included).
Financing costs: To be agreed with the financial institution if applicable.

You may calculate your tax situation on the official Andalusian Tax Agency website.

The buyer is informed that the official Property Information Sheet is available.

Features:

Features	Climate Control	Condition
Barbeque	Air Conditioning	Good
Access for people with reduced mobility	Fireplace	
Wood Flooring		
Pool	**Furniture**	**Kitchen**
Private	Fully Furnished	Fully Fitted
Security	**Utilities**	
Alarm System	Drinkable Water	