Sales - Apartment - Marbella

1.250.000€











Ref.-ID: R5375722 **Marbella** **Apartment**

Community: 2,160 EUR / year **IBI: 2,040 EUR / year** **2** **1** **203 m2**

Living in Marbella, just 50 meters from the Mediterranean Sea, and opposite the Old town is a privilege like few others in this world. Panoramic views of the city and mountains, and lateral views of the sea. This apartment is located in the Puerta de Marbella Building, a rarely seen property for sale. On Avenida Severo Ochoa, with over 200 m2 of built area, it could have been a four-bedroom apartment, but its owner wanted something unique and different, and converted it into a spacious and bright loft. West-facing. It features a fully equipped kitchen, a full bathroom, and a guest toilet. The price includes two parking spaces and a storage room in the same apartment. Accessed by elevator, this is the only apartment on the 4th floor of the building. And what can we say about the location and quality of the building? You must come and visit it as soon as possible. Next to the new Hotel Amàre and above the fine-dining restaurant Messina. 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 costs range from □500 to □2,000 for notary fees and from □250 to □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: □1,375,000. 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 borne by the seller. LSC

Orientation
- ✔ West Facing

Pool
- ✔ Communal Pool

Climate Control
- ✔ Central Heating

Features
- ✔ Lift
- ✔ Wood Flooring

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Parking
- ✔ Garage