## Sales - Apartment - Marbella

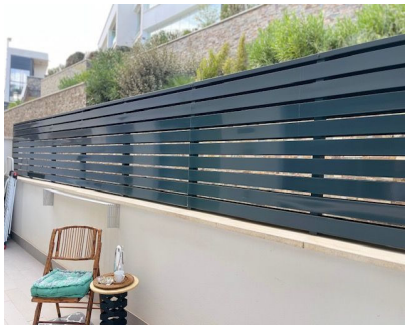
# 645.000€











**Ref.-ID: R5425834** **Marbella** **Apartment**

**Community: 2,640 EUR / year** **IBI: 820 EUR / year** **3** **2** **138 m2**

Discover this magnificent modern-design property in Residencial La Torrecilla, built just 6 years ago, featuring high-quality finishes and a contemporary style created to provide maximum comfort. The home offers 100 m2 of usable space and two terraces 38,44 m2, distributed across a spacious living room, a fully equipped kitchen, 3 bedrooms, 2 full bathrooms, a large main terrace with open views, and an additional laundry area with terrace. It also comes equipped with a home automation system, as well as a large parking space and storage room. The residential complex provides excellent communal areas with a swimming pool, perfect for leisure and relaxation in a peaceful environment. Its privileged location, in an exclusive residential community next to La Cañada, allows you to enjoy a quiet yet well-connected setting, just minutes from the center of Marbella. Price: €645,000 Can you image yourself living here? Contact me to schedule your visit. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the maximum standard rate of which is 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the Consolidated Text of the Law on Property Transfer Tax and Judicial Fees). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the notarial deed and registration with the Land Registry are governed by the official fee schedule (Royal Decree 1426/1989) and (Royal Decree 1427/1989) respectively. An indicative estimate is between €500 and €2,000 for notarial fees and between €250 and €1,500 for registration fees. Administrative agency (if engaged voluntarily, fees are unregulated): Estimated cost between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Estimated total cost to the buyer: €709,500. This estimate is for guidance only and is provided in accordance with Article 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. The seller is responsible for paying the estate agent's fees. NGT

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating

**Features**
- ✔ Lift
- ✔ Storage Room
- ✔ Utility Room
- ✔ Wood Flooring
- ✔ Disabled Access
- ✔ Marble Flooring

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System

**Utilities**
- ✔ Drinkable Water