## Sales - Apartment - Marbella

# 385.000€











**Ref.-ID: R5477782**

**Marbella**

**Apartment**

**Community: 900 EUR / year**

**IBI: 548 EUR / year**

**2** **2** **75 m2**

Discover a property that you can enjoy whilst it also works for you. This flat in the Lorcrimar III residential complex, strategically located between Marbella and San Pedro de Alcántara, has a valid tourist licence: you can use it as your home on the Costa del Sol, book it as a holiday retreat or put it up for rent from day one. The first thing you'll fall in love with about this property is the tranquillity of a residential area, combined with the luxury and vibrancy of Puerto Banús, which is just a pleasant ten-minute stroll away, as are its famous beaches. The property occupies the first floor, which is served by a lift, and is in good condition. It features a separate, fully fitted kitchen and a living area that opens onto the terrace – this is where life really happens: a leisurely breakfast, a long after-dinner chat, or a drink after a day at the beach. The sleeping area comprises two bedrooms and two full bathrooms. Marble floors, air conditioning with heat pump.. Its south and south-west facing aspect keeps it bright throughout the day, and its corner position adds that sense of space and privacy that not all flats have. Outside, the property is situated in a well-maintained and peaceful residential complex featuring extensive green spaces, a sports area with tennis and padel courts, and a magnificent communal swimming pool – perfect for relaxing and enjoying the Costa del Sol climate. the price includes a garage space and a storage room, taking away any worries about parking or storage. Strategic location: supermarkets, a medical centre and public transport are all within easy reach, with quick access to the motorway for journeys to Marbella, San Pedro or Estepona, and Málaga Airport less than an hour away. A rare opportunity: the location in Puerto Banús, the low service charges of a well-run owners' association and a tourist licence that has already been granted. Contact us to arrange a viewing and experience everything this property has to offer. FTN 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 per cent. The taxable base shall 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 official fee schedules (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 at the agency's discretion): Estimated cost between □300 and □500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the TRLRHL). Estimated total cost to the buyer: □423,500. This estimate is indicative 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 estate agent's fees are payable by the seller.

**Condition**
- ✔ Fair Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Central Heating

**Features**
- ✔ Lift
- ✔ Storage Room
- ✔ Wood Flooring
- ✔ Marble Flooring

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Utilities**
- ✔ Drinkable Water