Sales - Apartment - Marbella

249.000€











Ref.-ID: R5554552 **Marbella** **Apartment**

Community: 1,140 EUR / year **IBI: 300 EUR / year** **1** **1** **54 m2**

Charming Apartment with Sea Views in Urbanización Marbesa, Marbella Set within the peaceful and highly sought-after residential area of Marbesa, in the municipality of Marbella, this apartment enjoys captivating views of the Mediterranean Sea. It presents an excellent opportunity to embrace the Costa del Sol lifestyle, just a few minutes from some of the finest beaches in the area. The property is located on the third floor of the building and offers a built area of 54.96 m2, including communal areas. Its layout is practical and well proportioned: an entrance hall leads to a bright living room, a separate kitchen and a fully fitted bathroom. The terrace is one of the apartment's most appealing features and the ideal place from which to admire the vast expanse of the Mediterranean. It lends itself to enjoying the pleasant climate all year round, whether over breakfast al fresco or a glass of wine at sunset overlooking the sea. Residents benefit from a well-maintained community with a swimming pool and landscaped gardens, set in a tranquil environment and close to an excellent selection of restaurants, golf courses and all everyday amenities. Given its size and location, the apartment is ideally suited as a second home, a holiday retreat or an investment. A superb opportunity to acquire a property with sea views in one of Marbella's most desirable coastal locations. Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser’s personal circumstances.The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between □500 and □2,000 for notarial fees and between □250 and □1,500 for Land Registry fees.Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between □300 and □500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law).Total estimated cost for the purchase: 273.900□.This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser.Estate agency fees are payable by the seller. ERE

Setting
- ✔ Close To Port
- ✔ Close To Town

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Features
- ✔ Lift
- ✔ Marble Flooring

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Investment