EK
ARBAT ESTATES

Sales - Apartment - Marbella

398.000€

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Ref.-ID: R5244514

Marbella

Apartment

IBI: 304 EUR / year

1 **1** **52 m2**

Fantastic duplex apartment in Marbella\'s Old Town, completely renovated. The only flat in the building without neighbours. Ideal for owners with dogs. This very bright apartment has a living-dining room with hot/cold air conditioning and an electric fireplace with LED technology and large windows that provide plenty of light with high ceilings, a fitted and equipped kitchen, and on the second floor there is a bedroom with a full bathroom and a terrace. Walking distance to all amenities that make your daily life more comfortable without the need for a vehicle. A step from Marbella Old Town, where you can stroll through the city\'s iconic narrow streets, and just 12 minutes from Marbella\'s best beaches and the promenade. Active short term rental License Great opportunity! Property with no extra costs. It is a candy. Come and 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 per cent. 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 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 unregulated): 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: €437,800. 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. Translated with DeepL.com (free version)

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

Features
- ✔ Private Terrace
- ✔ Wood Flooring

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Utilities
- ✔ Drinkable Water