Sales - Apartment - Marbella

565.000€











Ref.-ID: MIBGR5357131 **Marbella** **Apartment**

Community: 840 EUR / year **IBI: 713 EUR / year** **3** **2** **85 m2**

Location! Location! Location! – Fully furnished, completely renovated apartment in Marbella city centre, just 200 m from the beach Stunning apartment for sale in the heart of Marbella, offering an unbeatable location, just 200 metres from the beach and surrounded by all amenities: shops, banks, restaurants, public transport, businesses, and everything you may need for your daily life. The property is located on the 2nd floor with a lift and features: 3 bedrooms 2 bathrooms Open-plan kitchen High-end BOSCH appliances Smart air conditioning with WiFi in all rooms, perfect for arriving home to a comfortable temperature. New windows and doors with triple glazing. Underfloor heating in the living-dining area, open-plan kitchen, and master bedroom (en-suite), including the bathroom. Electric shutters, Communal swimming pool. The apartment was fully renovated in 2022 and is in impeccable condition: everything is brand new, modern, built with high-quality materials and tastefully decorated, designed to provide maximum comfort. The owners have a separate garage for sale; it is not included in the apartment\'s sale price but can be purchased separately if the buyer needs it. Forget about the car: you can walk within minutes to both the beach and Marbella’s main shopping streets. Fancy going out for dinner, tapas, or drinks with friends or family? Just step outside and choose from a wide variety of options. An ideal home for families, with or without children, or a great investment opportunity in one of the most sought-after areas of the Costa del Sol. ???? Contact us for more information or to arrange a viewing. 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: □621,500. 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 seller is responsible for paying the estate agent’s fees. TL1

Orientation
- ✔ East Facing

Pool
- ✔ Communal Pool

Climate Control
- ✔ Central Heating

Features
- ✔ Lift
- ✔ Wood Flooring

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Garage

Utilities
- ✔ Drinkable Water