

**Sales - Apartment - Marbella**  
**450.000€**



**Ref.-ID: MIBGR5456536**

**Marbella**

**Apartment**

**Community: 1,548 EUR / year**

**IBI: 691 EUR / year**



**2**



**2**



**84 m2**

There are places where time seems to move at a different pace. Where you can start your day with a coffee on the terrace, stroll through beautifully maintained gardens, enjoy a refreshing swim in the pool, or walk to Puerto Banús for dinner by the sea. That is the lifestyle this property has to offer. Set within this privileged setting, this welcoming two-bedroom, two-bathroom apartment has been designed to make the most of both indoor and outdoor living. Its spacious living room opens onto a generous terrace—an inviting space to linger over breakfast, enjoy meals with family and friends, or simply unwind at the end of the day. Thanks to its elegant glass curtains, the terrace can be enjoyed comfortably all year round. The property also includes a private garage space and offers a practical, well-designed layout, making it ideal as a permanent residence in Marbella or as a second home where you can escape whenever you wish. It also represents an excellent investment opportunity in an area with consistently high demand. The extensive landscaped gardens, swimming pools, paddle tennis courts, security, and close proximity to both the beach and Puerto Banús make this much more than just a place to live—they offer a truly authentic Marbella lifestyle. After all, the finest properties are not simply those with a great location or a beautiful terrace. They are the ones where it is easy to picture yourself feeling at home and enjoying life. If you feel this could be one of them, we would be delighted to show you around and help you discover whether it is the place you have been looking for. Contact us today to arrange your private viewing.

FTN Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base shall be the higher of the purchase price stated in the public deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer’s personal circumstances. Notarial deed and Land Registry registration costs are regulated by official fee schedules under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. Estimated notarial fees range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative agency/gestoría fees (if voluntarily engaged; fees are not regulated): estimated between €300 and €500. Municipal Capital Gains Tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost for the buyer: €495,000. This estimate is for guidance purposes only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Real estate agency fees are payable by the seller. FTN”

|             |                        |                 |                  |               |                |
|-------------|------------------------|-----------------|------------------|---------------|----------------|
| <b>Pool</b> | <b>Climate Control</b> | <b>Features</b> | <b>Furniture</b> | <b>Garden</b> | <b>Parking</b> |
| ✔ Communal  | ✔ Central Heating      | ✔ Lift          | ✔ Not Furnished  | ✔ Private     | ✔ Garage       |
|             |                        | ✔ Wood Flooring |                  |               |                |
|             |                        | ✔ Barbeque      |                  |               |                |