Sales - Apartment - Marbella

299.000€

Ref.-ID: MIBGR5500252 **Marbella** **Apartment**

Community: 1,008 EUR / year **IBI: 396 EUR / year** **Rubbish: 87 EUR / year** **1** **1** **40 m2**

UNIQUE OPPORTUNITY IN THE HEART OF MARBELLA, FRONTLINE TO THE SEA WITH TOURIST LICENCE! Magnificent investment opportunity on Marbella’s Paseo Marítimo, just steps from the beach and next to the Marina, surrounded by restaurants, shops, leisure facilities and all amenities, in one of Marbella’s most sought-after tourist areas. The property offers approximately 40 m2 plus a terrace currently enclosed and converted into an additional bedroom, an independent kitchen and a spacious bathroom. It enjoys a southeast orientation, while the building offers concierge service and communal gardens. The building is currently undergoing restoration works. A renovation would allow you to optimise the layout, make better use of the available space and significantly enhance its rental potential and value. Thanks to its tourist licence and exceptional location, it offers several investment strategies: tourist rental, renovation and resale, or long-term investment. RENTAL POTENTIAL & CAPITAL APPRECIATION The area is also benefiting from major port improvement and transformation projects. The expansion of La Bajadilla Port involves a planned investment of more than €200 million, increasing its capacity from 268 to 750 berths. In addition, a €1 million investment plan is underway for the improvement and maintenance of Marbella’s main Marina, Puerto Deportivo Virgen del Carmen. These developments further strengthen the appeal of the area and its potential for future capital appreciation, making this an especially attractive opportunity for investors. A rare combination in Marbella: frontline sea location, tourist licence, prime central location and strong investment potential. 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: 328.900€.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
- ✔ Beachfront
- ✔ Close To Town

Orientation
- ✔ South East Orientation

Condition
- ✔ Renovation Required

Views
- ✔ Sea Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Satellite TV
- ✔ WiFi
- ✔ Fiber Optic

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Bargain
- ✔ Beachfront
- ✔ Cheap
- ✔ Investment