Sales - Apartment - Marbella

505.000€











Ref.-ID: MIBGR5553010 **Marbella** **Apartment**

IBI: 1,036 EUR / year

3 **3** **180 m2**

Natural light and a covered terrace of almost 23 m2 to enjoy Marbella’s climate all year round. This apartment in the Lomas de los Monteros complex, with communal pool and gardens, is perfect as a main home or a holiday residence on the Costa del Sol. The property offers 123 m2 of built area plus a 22.62 m2 covered terrace (180 m2 including communal areas, as per the Land Registry). It features a bright, spacious living and dining room opening onto the terrace, a separate fitted kitchen, 3 bedrooms with built-in wardrobes and 3 marble bathrooms, one with a bathtub and double vanity. Marble floors, large floor-to-ceiling wooden windows and a layout designed for indoor-outdoor living: both the living room and the bedrooms open onto the terrace, ideal for alfresco dining or relaxing at the end of the day. The area: Alto de los Monteros is one of the quietest residential areas of East Marbella, just a few minutes’ drive from Los Monteros beaches, Río Real golf course and Marbella town centre. 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 Ceded Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer’s personal circumstances. Notary and Land Registry fees are regulated by official tariffs (RD 1426/1989 and RD 1427/1989 respectively). Indicative estimate: between □500 and □2,000 for notary fees and between □250 and □1,500 for registry fees. Administrative agency (gestoría), if voluntarily hired, freely set fees: estimated between □300 and □500. Municipal capital gains tax (IIVTNU, plusvalía) is payable by the seller (art. 104 TRLRHL). Total estimated cost for the buyer: □555,500. This estimate is indicative and is provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and of the buyer. Agency fees are payable by the seller.

Setting
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Mountain Views
- ✔ Garden Views

Features
- ✔ Lift
- ✔ Private Terrace
- ✔ Wood Flooring
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Barbeque

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Utilities
- ✔ Electricity
- ✔ Drinkable Water