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Sales - Apartment - Marbella

1.850.000€

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Ref.-ID: MIBGR5468815 **Marbella** **Apartment**

Community: 8,316 EUR / year **IBI: 2,309 EUR / year** **Rubbish: 185 EUR / year** **3** **3** **289 m2**

Exclusive Luxury Apartment in Lomas de Sierra Blanca, Marbella Situated in the prestigious Lomas de Sierra Blanca, one of Marbella’s most exclusive residential areas, this elegant first floor apartment. offers exceptional space, privacy, and beautifully maintained surroundings. Spanning 289 m2, the property features a spacious hall leading into a bright living dining area with access to magnificent covered terraces ideal for year round outdoor living. It offers a separate kitchen with utility room, a guest cloakroom, and three generous en suite bedrooms, including a principal suite with a walk in wardrobe. Set within a secure, tranquil complex with landscaped gardens, this residence is perfect as a primary home or luxury retreat. Located just minutes from central Marbella, the Golden Mile, Puerto Banús, top international schools, and golf courses, it combines refined comfort with an enviable address. 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: 2.035.000 □ .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

Orientation
- ✔ South West Orientation

Condition
- ✔ Fair Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Central Heating
- ✔ Fireplace

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Gym
- ✔ Storage Room
- ✔ Wood Flooring
- ✔ Marble Flooring

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Garage

Utilities
- ✔ Drinkable Water