**Sales - Apartment - Marbella**

**319.000€**

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**Ref.-ID: MIBGR5434564** **Marbella** **Apartment**

**Community: 492 EUR / year** **IBI: 299 EUR / year** **Rubbish: 185 EUR / year**

**1** **54 m2**

Beautifully Renovated Apartment with Panoramic Mediterranean Sea Views in Marbesa Set in the highly sought-after residential area of Marbesa, this beautifully renovated apartment enjoys captivating views across the Mediterranean Sea, offering an exceptional blend of style, comfort and coastal living. Finished to an impeccable standard throughout, the property has been thoughtfully redesigned with a refined open-plan layout, creating bright, elegant interiors that flow effortlessly from one space to the next. The living room, dining area and contemporary kitchen are seamlessly connected, making the most of the natural light and the uninterrupted sea views. The private terrace provides the perfect setting to enjoy the peaceful surroundings, whether for a leisurely breakfast, an evening drink or simply taking in the ever-changing colours of the Mediterranean. The apartment offers a spacious bedroom, a beautifully finished bathroom and a carefully considered layout that combines practicality with sophisticated design. Having been completely refurbished throughout, the property is presented in immaculate condition and is ready to be enjoyed from day one. Furthermore, the property holds a tourist licence, providing an excellent opportunity for both private enjoyment and investment purposes, with strong rental potential. Residents benefit from beautifully maintained communal gardens and a swimming pool, all within a peaceful setting just moments from some of Marbella\'s finest beaches and within easy reach of an excellent selection of restaurants, golf courses and everyday amenities. Whether as a permanent residence, an elegant holiday retreat or a sound investment, this exceptional home presents a rare opportunity to enjoy a truly effortless lifestyle in one of Marbella\'s most desirable coastal locations. 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: □383,900. 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**
- Beachside
- Close To Town

**Orientation**
- South Facing

**Condition**
- Excellent Condition

**Pool**
- Communal Pool

**Climate Control**
- Air Conditioning
- Central Heating
- U/F Heating

**Views**
- Sea Views

**Features**
- Lift
- Fitted Wardrobes
- Near Transport
- Private Terrace
- Satellite TV
- WiFi
- Ensuite Bathroom
- Double Glazing
- Restaurant On Site
- Fiber Optic

**Furniture**
- Fully Furnished

**Kitchen**
- Fully Fitted Kitchen

**Garden**
- Communal Garden
- Landscaped Garden

**Security**
- Alarm System

**Parking**
- Communal Parking

**Utilities**
- Electricity
- Drinkable Water

**Category**
- Beachfront
- Holiday Homes
- Investment
- Luxury
- Contemporary




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