Sales - Apartment - Río Real

675.000€

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Ref.-ID: MIBGR5506843 **Río Real** **Apartment**

Community: 2,760 EUR / year **IBI: 1,014 EUR / year** **Rubbish: 232 EUR / year**

3

3

121 m2

It may seem hard to believe, but in Marbella, you can still find a property set in a natural environment—just steps from the beach, very close to prestigious golf courses like Río Real, and a five-minute drive from Marbella's town center. This 180 m2 apartment features three bedrooms and three bathrooms, with terraces accessible from both the living room and the bedrooms. Amenities include a swimming pool, a beautiful mature garden, and private parking. There is easy road access in both directions, and the La Cañada shopping center is just minutes away. Plus, there is a major advantage: you don't need to drive to enjoy lunch, drinks, or dinner at the famous Trocadero Arena restaurant. Call me to arrange a viewing. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the maximum standard rate of which is 7 per cent. The taxable base shall be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the Consolidated Text of the Law on Property Transfer Tax and Judicial Fees). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the notarial deed and registration with the Land Registry are governed by official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989) respectively. An indicative estimate is between □500 and □2,000 for notarial fees and between □250 and □1,500 for registration fees. Administrative agency (if engaged voluntarily, fees are at the agency's discretion): Estimated cost between □300 and □500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the TRLRHL). Estimated total cost to the buyer: □742,500. This estimate is indicative and is provided in accordance with Article 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Estate agent's fees are payable by the seller. LSC LSC

Orientation
- ✔ East Facing
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Pool Views

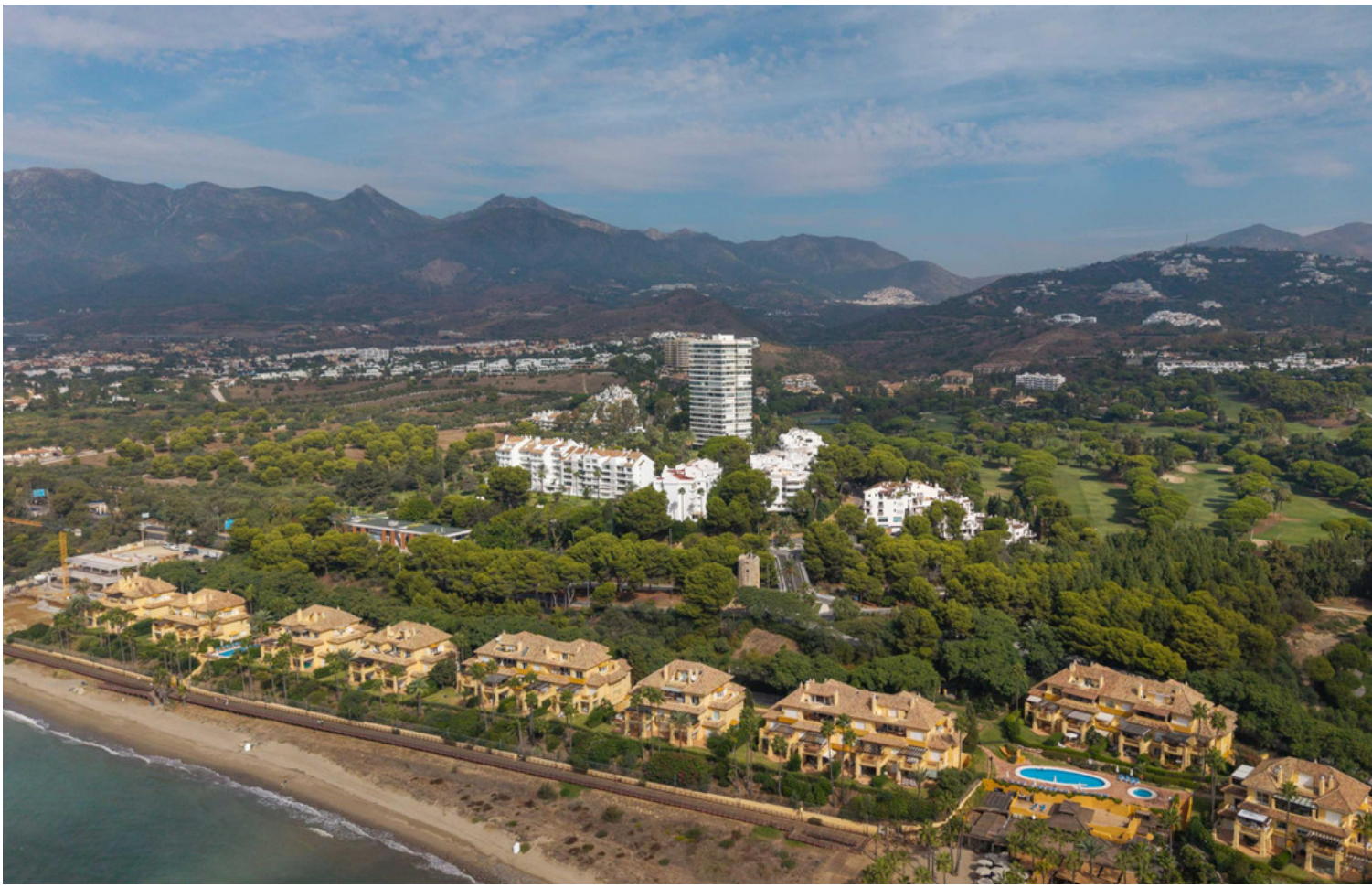
Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Marble Flooring

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking
- ✔ Garage

Utilities
- ✔ Electricity
- ✔ Drinkable Water