

MARBELLA

■■■■■■■■■■■■ Marbella

849 000 €

■■■■■■■■ R5225908

2	2	112 m²
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Renovated apartment with stunning sea views on the beachfront. This beautiful fully renovated apartment is located on the frontline of the beach, in the Marbella Marina area, an unbeatable location with all essential services, restaurants, and the beach just a few steps away. From there, the property offers panoramic sea views from both bedrooms and the terrace. It features two bedrooms and two bathrooms (one en suite), a fully equipped open-plan kitchen connected to the bright living room, creating a modern and cozy atmosphere ideal for enjoying the coastal lifestyle. Includes a private underground parking space and storage room. The urbanization has three entrances: one on Avenida Duque de Ahumada, another on Avenida Antonio Belón, and the third on Calle Sevillano. Additionally, it offers a rooftop swimming pool and 24-hour concierge service. A perfect home for those seeking comfort, elegance, and a prime location by the sea. Estimated expenses payable by the buyer: The purchase is subject to the Property Transfer Tax (ITP), pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the deeded price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notarial deed and Property Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated cost ranges from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency fees (if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €933,900. This estimate is indicative and provided in ■accordance ■with ■Art. ■20.1.c) of ■the ■TRLGDCU. ■The ■final ■amount will ■depend ■on the ■specific ■circumstances of ■the ■transaction ■and ■the buyer. Intermediation ■fees ■are ■borne ■by ■the ■seller. NGS.

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