

MARBELLA

1 600 000 €

■■■■■■■■■■■■ ■ Marbella

■■■■■■■■ R5551966

4	4	181 m²
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Located in the heart of Marbella's "Golden Mile"—within Ancon Sierra IV, one of the city's premier residential developments—lies this true gem of a property. It is an apartment that offers the feel of a private home, complete with an expansive garden and an atmosphere of peace, tranquility, and security. Yet, it remains just 5 minutes from the city center, Puerto Banús, the highway (with access in both directions), and the Mediterranean Sea. The property features 4 bedrooms and 4 bathrooms, including an en-suite unit with a separate entrance—ideal for staff or guests. Residents benefit from 24-hour concierge and security services, year-round professional maintenance, guest parking, direct access via a private two-car garage, and a communal swimming pool. Tastefully decorated and move-in ready, this property is a perfect fit—a real jewel. 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 the official fee schedule (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 Land Registry 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: €1,760,000. 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. Brokerage fees ■are ■payable ■by ■the ■seller. ■LSC

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