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Sols

Marbella



Chambres: 1	Salles de bains: 1	M²: 91	Prix: 398 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5293315	Publish date: 07.02.26

Vue d'ensemble:Located in the prestigious Los Naranjos de Marbella, this elegantly renovated apartment offers the perfect blend of Andalusian charm and modern comfort. Positioned just minutes from the luxury of Puerto Banús, it is the ideal sanctuary for those seeking the famous Costa del Sol lifestyle. Highlights for the International Buyer: •□□ Sun & Light : Boasting a coveted West orientation, the property is flooded with natural light and afternoon sun. The 13m2 glass-curtained terrace serves as a year-round living space—perfect for al fresco dining in summer or as a cozy \"winter garden.\" •???? Convenience & Accessibility : Situated at street level with no architectural barriers, this home is perfect for retirees or seniors. Uniquely, the urbanization features its own supermarket and restaurants on-site, allowing for a comfortable life without constantly relying on a car. •???? Turnkey Ready : Recently renovated and sold fully furnished. From the fully equipped kitchen to the cozy fireplace, everything is in place. Just bring your suitcase. •???? Prime Location: Set within a gated community with mature gardens, swimming pool, and parking for owner in the street, offering security and prestige close to golf courses and international schools. A rare

opportunity to acquire a fully renovated property in one of Marbella\'s most demanded areas. Estimated expenses to be borne by the buyer: The purchase is subject to Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer\'s personal circumstances. The costs of the public deed and registration in the Land Registry are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). An indicative estimate is between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative services (if contracted voluntarily, fees are negotiable): Estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is the responsibility of the seller (Art. 104 TRLRHL). Total estimated cost to the buyer: €440,000. This estimate is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. The brokerage fees are the responsibility of the seller.

Caractéristiques:

Piscine, Climatisation, None, None