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Sols

Marbella



Chambres: 3	Salles de bains: 2	M²: 179	Prix: 627 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5394028	Publish date: 01.06.26

Vue d'ensemble:Fantastic apartment located in the gated complex El Manantial de Santa María Golf-Elviria-Marbella. This property has three spacious bedrooms with built-in wardrobes, two full bathrooms (one en-suite), a large, bright living-dining room with a fireplace, a fitted and equipped kitchen with a laundry room, and a spacious, sunny 49m2 terrace overlooking the garden and the sea. All this is surrounded by well-maintained gardens and several communal swimming pools. Parking space included. Walking distance to all amenities such as supermarkets, restaurants, banks, etc., to make your daily life easier. Just 5 minutes from Marbella's best beaches, 10 minutes from the city's Old Town and 35 minutes from the International Airport of Málaga. Valid short term-rental licence. An excellent opportunity. Come and visit it! DS1 Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the standard maximum rate of which is 7%. The taxable base will be the higher of the registered price 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 governed by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. An indicative estimate of between €500 and €2,000 for notary fees and between €250 and €1,500 for registration fees. Administrative agency (if engaged voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost to the buyer: [agreed sale price]€. (+10%) This estimate is indicative 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. Brokerage fees are payable by the seller.

Caractéristiques:

Piscine, Ascenseur, None, Parking