

■■■■■■■■■■■■■■■■■■■■ ■ Marbella

■■■■■■■■■■■■■■■■■■■■: R5265151

■■■■■■■■■■: 2

■■■■■■■■: 1

M<sup>2</sup>: 73

■■■■: 223 500 €

■■■■■■■■: ■■■■■■■■■■

■■■■: ■■■■■■■■■■■■■■■■■■■■■

■■■■■■: ■■ ■■■■■■■■■■

■■■■■■■■■■■■■■■■■■■■: If you're looking for a home with natural light, open views, and an excellent location, this property could be just what you're looking for. Located on the seventh floor in the heart of Marbella, it offers 73 m<sup>2</sup> (58 m<sup>2</sup> usable) of space, comfort, and great potential for renovation to adapt it to your personal style. The apartment features two bedrooms, a full bathroom, a separate kitchen, and a spacious, very bright living room. Thanks to its elevated position, you'll enjoy natural light throughout the day and pleasant open views that create a feeling of peace and spaciousness. The layout is practical and comfortable, with well-defined rooms and excellent potential to be reformed and customized. Whether as a primary residence, a second home, or an investment, this apartment is a solid option in a high-demand area. One of its greatest advantages is the location: right in the center of Marbella, with everything you need just steps away — supermarkets, bus stops, playgrounds, medical centers, schools, shops, cafés, and only a few minutes from the beach and the Old Town. Key Features: •7th floor with open views •73 m<sup>2</sup> built | 58 m<sup>2</sup> usable •Abundant natural light •Two bedrooms and one bathroom •Separate kitchen •Great renovation potential •All services within walking distance •A few minutes from the beach A perfect home for those who want to live in the center without giving up comfort, or for those looking for a great investment opportunity with strong potential for value appreciation. Would you like to visit it? Get in touch — I'd be happy to show it to you. The Abbreviated Information Document (DIA) is available to interested parties. Expenses (ITP or VAT + stamp duty) and notary/registration fees not included. NBC Estimated costs payable by the buyer: The purchase is subject to the Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Assigned Taxes), with a general maximum rate of 7%. The taxable base will be the higher of the deed price and the cadastral reference value (Article 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. Indicative estimates range between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Legal/administrative services (if voluntarily hired, free market fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Estimated total cost for the buyer: [XXX.XXX]€ (+10%). This estimate is indicative and 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. Real estate agency fees are payable by the seller.

■■■■■■■■■■■■■■■■■■■■:

■■■■■