

## apartment for sale Marbella, Costa Del Sol Occidental



Located in the peaceful and well established area of Huerta Belón, this elegant apartment has undergone a complete refurbishment, offering a perfect blend of contemporary design, comfort and functionality in one of Marbella's most sought after residential areas.~~The property features two spacious en suite bedrooms, both fully renovated. One of them includes a sophisticated bathtub, while the second offers a modern walk in shower finished with river stone, adding a distinctive and refined touch.~~The open plan kitchen, fully equipped and thoughtfully designed, flows seamlessly into the living area. The bright and generous living room opens onto a charming covered terrace, ideal for year round enjoyment.~~Upon entering the property, you are welcomed by a spacious entrance hall with built in storage, providing practicality and elegance from the outset. All bedrooms offer built-in wardrobes, and every room benefits from external facing windows, ensuring excellent natural light and ventilation throughout.~~Additional features include private outdoor parking with video surveillance, and the building is equipped with a lift, ensuring both comfort and security.~~Set within a very quiet residential environment, the apartment enjoys immediate access to all amenities, including pharmacies, supermarkets, children's play areas, restaurants and public transport. This property represents an excellent opportunity both as an investment and as a permanent residence throughout the year.~~Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances. The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989

and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees. Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law). Total estimated cost for the purchase: 432.300€. This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser. Estate agency fees are payable by the seller.~~ERE

## property details

Spanish state id:	<b>6334867</b>
reference::	<b>7165-ERE</b>
close to/ located:	<b>Marbella</b>
region:	<b>Costa Del Sol Occidental</b>
property type:	<b>apartment</b>
rooms:	<b>2</b>
property surface:	<b>71 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 374.000</b>

## contact

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