

apartment for sale Ojén, Sierra De Las Nieves



Discover the development's most exclusive residence: a spectacular new-build penthouse in Ojén, nestled in a privileged natural setting just 10 minutes from Marbella.~The property features 3 bedrooms and 2 bathrooms, boasting a bright, modern layout and an elegant open-plan kitchen. Fully furnished and equipped, the kitchen is designed to seamlessly blend functionality and style within the main living space.~The true highlight is the 31.75 m2 private terrace, perfect for enjoying the Mediterranean climate year-round with sweeping views of the sea and mountains .~For added convenience, the penthouse includes a private garage space and a storage room. It also holds an Energy Class A certification, guaranteeing sustainability, efficiency, and energy savings .~As an exclusive added value, we are including a complete interior design and styling project by the prestigious firm Kave Home, curated to help you visualize and personalize your future home from day one.~A unique opportunity to own a modern, efficient penthouse strategically located between nature and the heart of the Costa del Sol. ~Estimated costs to be borne by the buyer: The purchase is subject to 10% VAT (IVA) and Stamp Duty (AJD) (Law 5/2021 on Assigned Taxes), at a rate of 1.2%. Notary public and Land Registry fees are regulated by official tariffs (RD 1426/1989 and RD 1427/1989, respectively). Estimated costs range between €500 and €2,000 for notary fees and between €250 and €1,500 for registration fees. Administrative agency (Gestoría) (if voluntarily contracted, fees are non-regulated): Estimated between €300 and €500. Municipal Capital Gains Tax (IIVTNU) is to be paid by the seller (Art. 104 TRLRHL).~Total estimated cost for the buyer: [430.000]€. (+13%) This estimate is indicative and provided in accordance with Art. 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Real estate brokerage fees are borne by the seller.7185-NGT~

property details

Spanishestate id:	6369944
reference::	7185-NGT
close to/ located:	Ojén
region:	Sierra De Las Nieves
property type:	apartment
rooms:	3
property surface:	112 m2

contact

real estate agent:	Keller Williams Marbella
name:	not available
spreekt:	not available
telefoon:	+34952831200

surface plot:

- m²

price:

€ 430.000