

## apartment for sale Ojén, Sierra De Las Nieves



New-build ground floor apartment with private terrace in Ojén, just 10 minutes from Marbella. Includes parking, storage, and Energy Class A certification—plus an exclusive interior design project by Kave Home.~Functionality, comfort, and efficiency come together in this brand-new home located in a peaceful, well-connected setting. The property features 3 bedrooms and 2 bathrooms with a bright, practical layout. The open-plan kitchen comes fully furnished and equipped, designed to integrate seamlessly into the main living area.~A 6,36 m2 private terrace provides a versatile outdoor spot, perfect for morning coffee, a small garden, or a quiet relaxation nook. For your convenience, a garage space and storage room are also included.~With its Energy Class A certification, this home guarantees sustainability and significant energy savings. As an exclusive bonus, we are including a full furnishing and styling project by the prestigious firm Kave Home, allowing you to visualize and personalize your new home from the very start.~An excellent opportunity to move into a modern home strategically positioned between nature and 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: [315.900]€. (+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. 7183 NGT~~

### property details

Spanishestate id: **6369946**  
reference: **7183-NGT**  
close to/ located: **Ojén**  
region: **Sierra De Las Nieves**  
property type: **apartment**  
rooms: **3**

### contact

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

property surface:	<b>112 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 315.900</b>