

## apartment for sale Ojén, Sierra De Las Nieves



First-floor new-build residence with an 8.53 m2 private terrace in Ojén, just 10 minutes from Marbella. Includes garage, storage, and Energy Class A certification—plus a bespoke furnishing and styling project by the prestigious Kave Home. ~Discover this bright, brand-new home situated in a peaceful natural setting, perfectly connected to Marbella and the wider Costa del Sol. This 3-bedroom, 2-bathroom apartment features a modern, functional layout designed for everyday comfort. The elegant open-plan kitchen comes fully furnished and equipped, seamlessly integrating into the main living area to enhance the sense of space and continuity.~A highlight of the home is the 8.53 m2 private terrace, an ideal outdoor retreat for enjoying the Mediterranean climate, whether for a morning coffee, a quiet reading nook, or simply relaxing in the fresh air.~For maximum convenience, the property includes a private parking space and a storage room. With its Energy Class A certification, sustainability and significant energy savings are guaranteed.~As an exclusive added value, we are gifting a complete interior design and styling project by Kave Home, curated to help you visualize and personalize your future home from day one.~A superb opportunity to own a modern, efficient home—ideal as a primary residence or a high-potential investment in a growing area between nature and the sea. 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: [351.000]€. (+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. 7184 NGT

### property details

Spanishestate id: **6369947**  
reference:: **7184-NGT**  
close to/ located: **Ojén**  
region: **Sierra De Las Nieves**  
property type: **apartment**

### contact

real estate agent: **Keller Williams Marbella**  
name: **not available**  
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rooms:	<b>3</b>
property surface:	<b>117 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 351.000</b>