



## GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN MARBELLA

📍 Marbella

REF# R5394028 €627,000

BEDS

3

BATHS

2

BUILT

179 m<sup>2</sup>

Fantastic apartment located in the gated complex El Manantial de Santa María Golf-Elviria-Marbella. This property has three spacious bedrooms with built-in wardrobes, two full bathrooms (one en-suite), a large, bright living-dining room with a fireplace, a fitted and equipped kitchen with a laundry room, and a spacious, sunny 49m<sup>2</sup> terrace overlooking the garden and the sea. All this is surrounded by well-maintained gardens and several communal swimming pools. Parking space included. Walking distance to all amenities such as supermarkets, restaurants, banks, etc., to make your daily life easier. Just 5 minutes from Marbella's best beaches, 10 minutes from the city's Old Town and 35 minutes from the International Airport of Málaga. Valid short term-rental licence. An excellent opportunity. Come and visit it! DS1

Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the standard maximum rate of which is 7%. The taxable base will be the higher of the registered price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the public deed and registration in the Land

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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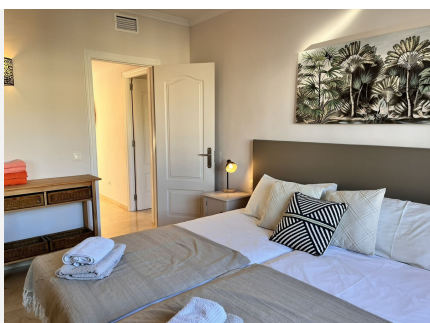
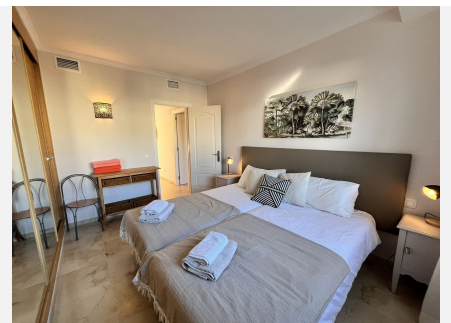
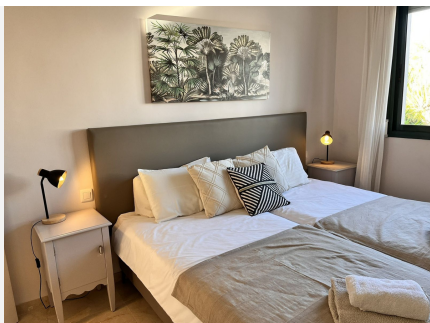
*Marbella*

Registry are governed by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. An indicative estimate of between €500 and €2,000 for notary fees and between €250 and €1,500 for registration fees. Administrative agency (if engaged voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost to the buyer: €. (+10%) This estimate is indicative and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are payable by the seller.



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