



## TOWNHOUSE 4 BEDROOMS 2 BATHROOMS IN MARBELLA

📍 Marbella

REF# R5418772 €845,000

BEDS

4

BATHS

2

BUILT

221 m<sup>2</sup>

In one of Marbella's most practical and central residential areas, between El Calvario and Huerta Belón, this spacious townhouse offers a rare opportunity: the convenience of living close to the town centre and all services, without giving up the space, privacy and outdoor areas of a family home.

Just a few minutes' walk from the centre of Marbella and approximately 15 minutes on foot from the seafront promenade, the property allows you to enjoy a comfortable urban lifestyle, with schools, shops, restaurants, services and the beach within easy reach, reducing the need to rely on a car for everyday living.

With 221 m<sup>2</sup> built, the home is distributed over two main floors, as well as an open-plan basement and an attic level, offering a versatile layout with many possibilities. The main floor features a spacious living and dining room with direct access to an outdoor terrace, enjoying pleasant views over the garden and communal swimming pool. This level also includes an independent kitchen and a guest toilet.

The property offers four bedrooms, providing plenty of space for a family or for those who need additional rooms for guests, work or relaxation. On the attic level, there is one of the bedrooms, a bright and charming space, together with a cosy sitting area with direct access to a solarium terrace. This level offers privacy and a special atmosphere, ideal as an independent area, home office, reading corner or peaceful retreat.

One of the property's main highlights is its 57 m<sup>2</sup> open-plan basement, a space that significantly increases the home's potential. It can be adapted as a games room, gym, home cinema, workspace or any other use that suits the lifestyle of its future owners.

In addition, the property features a spacious private front garden, a particularly attractive asset in such a central location. It is the perfect space to enjoy outdoor living, create a relaxing seating area or simply have a pleasant private outdoor corner in the heart of Marbella.

The home is part of a small residential community with a swimming pool and landscaped gardens, providing tranquillity and a pleasant sense of privacy. It also benefits from solar panels, adding value in terms of energy efficiency and savings.

A spacious, bright property with great potential, ideal for those seeking a family home with outdoor space, a communal pool and a strategic location from which to enjoy Marbella on foot.

Estimated costs payable by the buyer: The purchase is subject to Transfer Tax (ITP) pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the price stated in the title deed and the cadastral reference value (Article 10 of the Revised Text of the Transfer Tax and Stamp Duty Act – TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of the public deed before a Notary and registration at the Land Registry are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. As a general estimate, notary fees may range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative handling fees (gestoría), if voluntarily appointed, are freely agreed and are estimated to range between €300 and €500. The municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller pursuant to Article 104 of the Revised Text of the Local Finance Act (TRLRHL). Total estimated cost payable by the buyer: (+10%) This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) of the Revised Text of the General Law for the Protection of Consumers and Users (TRLGDCU). The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller.

ALA

# BROMLEY ESTATES

## *Marbella*



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