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Townhouse in Ojén

Bedrooms	6	Bathrooms	4	Built	247m2	Plot	0m2
R5503660		**Townhouse**		**Ojén**		**650.000€**	

A unique property to live in, enjoy, and generate rental income in the charming white village of Ojén. In the upper area of Ojén, surrounded by nature and with wonderful open views of the mountains and the sea in the distance, we find this unique 247 m2 built property, combining the charm of a village townhouse with the versatility of three distinct living spaces. An opportunity for those seeking a home with character, spacious outdoor areas, and the potential to generate additional rental income, or simply to enjoy independent spaces for family and guests. THE MAIN RESIDENCE: A CHARMING HOME WITH PRIVILEGED VIEWS Distributed over the top two floors of the property, the main home features three bedrooms, two bathrooms, a kitchen, a living room, and various outdoor spaces that form one of its greatest attractions. Its private terraces invite you to enjoy the privileged climate of the Costa del Sol year-round. Spaces to have breakfast while taking in the mountain views, host outdoor meals, relax in the sun, or enjoy Ojén's peaceful evenings. The upper terrace, complete with a pergola, BBQ area, and expansive panoramic views, provides a particularly pleasant setting for sharing moments with family and friends or simply unwinding. TWO ADDITIONAL SPACES WITH MULTIPLE POSSIBILITIES The property also includes two additional living spaces that offer extraordinary versatility: Two-bedroom apartment: Located on the first floor, with an independent layout from the main residence. A great option both for housing family members and for renting out. Loft-style studio: Located on the ground floor,

next to the garage. A cozy space that can be used as additional accommodation, guest quarters, or an alternative source of rental income. This layout seamlessly combines the privacy of the main home with flexible possibilities of use, adapting both to the needs of a family and to a buyer looking for a property with investment potential. PRIVATE GARAGE IN THE VILLAGE The property also includes a private garage—a particularly valuable convenience in the town center of Ojén, where having private parking adds significant value. LIVING IN OJÉN: THE TRANQUILITY OF A WHITE VILLAGE NEXT TO MARBELLA Ojén preserves the essence of Andalusian white villages, with its traditional streets, whitewashed houses, and a privileged natural setting amidst the mountains. Its proximity to Marbella allows you to enjoy the tranquility and authenticity of village life without sacrificing access to beaches, restaurants, golf courses, and all the services of the Costa del Sol. A DISTINCTIVE PROPERTY WITH INFINITE POSSIBILITIES Thanks to its layout, terraces, views, and additional living spaces, this property offers a rare combination: the chance to enjoy a charming and private main residence while utilizing the rest of the property for family needs or rental yield, subject to applicable regulations and authorized uses. A home for those seeking something more than a conventional property. Discover everything this unique property has to offer in person. Estimated buyer expenses: The purchase is subject to Property Transfer Tax (ITP, Impuesto de Transmisiones Patrimoniales), Law 5/2021 on Transferred Taxes, with a maximum general rate of 7%. The tax base will be the higher of the deed price or the cadastral reference value (Art. 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. Public deed fees and Property Registry registration fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). Estimated guideline: between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative processing / agency fees (gestoría, if voluntarily hired, unregulated fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU / plusvalía municipal) is borne by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer: €748,000. This estimate is for guidance only 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. Real estate brokerage ?fees ?are ?paid ?by ?the ?seller. ?BRF

Barbeque	Barbeque	Covered Terrace
Private Terrace	Wood Flooring	