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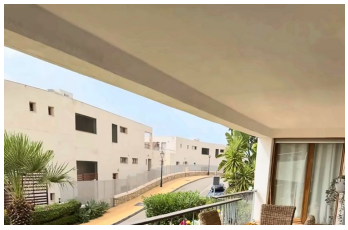
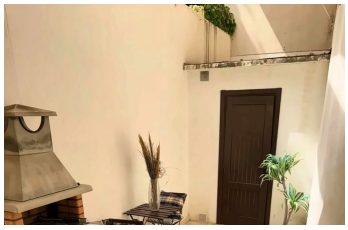
real estates





Ground Floor Apartment in Marbella

Bedrooms	3	Bathrooms	3	Built	180m2	Terrace	0m2

R5553010	Ground Floor Apartment	Marbella	505.000€

Natural light and a covered terrace of almost 23 m2 to enjoy Marbella’s climate all year round. This apartment in the Lomas de los Monteros complex, with communal pool and gardens, is perfect as a main home or a holiday residence on the Costa del Sol. The property offers 123 m2 of built area plus a 22.62 m2 covered terrace (180 m2 including communal areas, as per the Land Registry). It features a bright, spacious living and dining room opening onto the terrace, a separate fitted kitchen, 3 bedrooms with built-in wardrobes and 3 marble bathrooms, one with a bathtub and double vanity. Marble floors, large floor-to-ceiling wooden windows and a layout designed for indoor-outdoor living: both the living room and the bedrooms open onto the terrace, ideal for alfresco dining or relaxing at the end of the day. The area: Alto de los Monteros is one of the quietest residential areas of East Marbella, just a few minutes’ drive from Los Monteros beaches, Río Real golf course and Marbella town centre. Contact us for more information or to arrange a viewing. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Ceded Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer’s personal circumstances. Notary and Land Registry fees are regulated by official tariffs (RD 1426/1989 and RD 1427/1989 respectively). Indicative

estimate: between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative agency (gestoría), if voluntarily hired, freely set fees: estimated between €300 and €500. Municipal capital gains tax (IIVTNU, plusvalía) is payable by the seller (art. 104 TRLRHL). Total estimated cost for the buyer: €555,500. 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 of the buyer. ?Agency ?fees ?are ?payable ?by ?the ?seller.

Access for people with reduced mobility	Access for people with reduced mobility	Barbeque
Lift	Marble Flooring	Private Terrace
Wood Flooring		