HI HOMES

info@hihomesmarbella.com
+34 951 084 264

Ground Floor Apartment for sale in Elviria, Marbella

385,000 €

Reference: R5390272 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 84m^2 **Terrace:** 11m^2











Costa del Sol, Elviria

Fantastic apartment in Elviria-Marbella located on the golf course front line with open views and no buildings in front of you to block the view. The property is located in the gated complex El Mirador de Santa María Golf, surrounded by well-kept gardens and several swimming pools. The property has two bedrooms with built-in wardrobes, two full bathrooms, one of which is en-suite, a large, bright living-dining room with large windows, a separate fitted and equipped kitchen and a covered, sunny terrace. Parking space and storage room included. Very close to all amenities, such as supermarkets, banks, restaurants, pharmacies and the best beaches in Marbella. Just 35 minutes from Malaga International Airport. The property has potential, as it could be converted into a three-bedroom apartment, as some neighbours have done. Great opportunity. Come and visit! DS1
Some of the photos have been digitally enhanced to give an idea of how the space would look with new furniture and neutral colours.

Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the maximum standard rate of which is 7 per cent. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the Consolidated Text of the Law on Property Transfer Tax and Judicial Fees). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the notarial deed and registration with the Land Registry are governed by the official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989) respectively. An indicative estimate is between €500 and €2,000 for notarial fees and between €250 and €1,500 for registration fees. Administrative agency (if engaged voluntarily, fees are unregulated): Estimated cost between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the TRLRHL). Estimated total cost to the buyer: €423,500. This estimate is for guidance only and is provided in accordance with Article 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. The estate agent's fees are payable by the seller.

Features:

Features
Lift
Wood Flooring

Pool
Communal

Parking
Garage

Orientation
East

Furniture
Not Furnished

Climate Control
Central Heating

Garden
Private