



Middle Floor Apartment for sale in La Mairena, Marbella

319,000 €

Reference: R5517295 Bedrooms: 2 Bathrooms: 2 Plot Size: 111m² Build Size: 111m²





Costa del Sol, La Mairena

111 m2 (built) apartment in the El Vicario development, in La Mairena (Ojén), with distant sea views and a spacious 18 m2 terrace to enjoy the outdoors all year round.

It is located on the first floor of a building without a lift, with a single flight of stairs, making it easy to access in daily life.

The property has two bedrooms and two full bathrooms, one of them en suite, offering comfort and privacy for the family as well as for hosting guests.

As extras, it includes a storage room of approximately 12 m2 and an assigned parking space right in front of the apartment, a very valuable feature that is hard to find.

The development is a gated community with a swimming pool, offering peace and quiet, security and a well-kept environment. It is also located next to the German School and very close to Ecos School, two private schools in the area, making it a very attractive location for families.

Location and distances (by car):

Elviria: 11 min

Elviria Beach: 14 min

Marbella: 22 min

Málaga Airport: 38 min

An ideal opportunity as a primary residence, second home or investment, combining the tranquillity of the mountains and the sea with the services of Marbella just minutes away.

Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the deed price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notary fees for the public deed and Land Registry registration fees are regulated by official scales (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. Gestoría/administrative agent (if voluntarily hired, fees freely agreed): estimated between €300 and €500. Municipal capital gains tax (IIVTNU, "plusvalía municipal") is payable by the seller (art. 104 TRLRHL). Estimated total cost for the buyer: €350,900.

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. Intermediation fees are payable by the seller.

VOA.

Features:

Features

Covered Terrace
Private Terrace
Ensuite Bathroom
Marble Flooring
Wood Flooring
Basement

Views

Sea

Pool

Communal

Garden

Communal

Category

Cheap

Orientation

South East

Setting

Close To Town

Furniture

Part Furnished

Parking

Communal
Covered
Street

CO2 Emission Rating

D

Climate Control

Air Conditioning
Fireplace
Central Heating

Condition

Good

Kitchen

Fully Fitted

Utilities

Electricity
Drinkable Water

Energy Rating

D