

# Marbella

## Apartment / Apartamento

€440,000

Ref: X21563



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35 m<sup>2</sup>



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Emissions  
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## **Property Purchase Expenses**

Property price .....	€440,000 (£372,944)
Transfer tax 7% .....	€30,800 (£26,106)
Notary fees (approx) .....	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx) .....	€1,500 (£1,271)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,543)
Remainder of deposit to 10% .....	€41,000 (£34,752)
Final Payment of 90% on completion ....	€396,000 (£335,650)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## **Description**

Located in one of Marbella's most sought-after areas, this charming beachfront studio not only offers stunning open sea views but also an excellent investment opportunity.

With a tourist license and high occupancy throughout the year, this property combines the appeal of a prime location with great income potential. Here, tranquility and the beauty of the natural surroundings are ever-present, with direct access to the beach and a picturesque promenade inviting you to enjoy relaxing walks along the Mediterranean coast. The spacious, light-filled living and sleeping area benefits from large windows and an excellent south-facing orientation, filling the space with natural light throughout the day. The property also features a recently renovated bathroom and a fully equipped, built-in kitchen, providing the functionality and comfort needed for short or long stays.

The true gem of this studio is its impressive 52 m<sup>2</sup> terrace, an ideal outdoor space for enjoying meals al fresco, relaxing, and savoring the breathtaking sea views. In addition, the apartment is equipped with air conditioning, automatic shutters, and awnings, ensuring comfort year-round.

Set in a private, secure complex with controlled access, you'll enjoy a wide range of amenities, such as two outdoor swimming pools, landscaped gardens, a children's play area with a slide, trampoline, and swings, as well as an outdoor covered gym. There is also community parking and direct access to the beach, where you can unwind at the beach bars along the promenade.

The location is unbeatable: just 250 meters from the exclusive Nikki Beach club, 3 minutes from the Elviria Shopping Center, which offers supermarkets, restaurants, bars, a pharmacy, and easy access to the highway. Marbella city center is just 10 minutes by car, and Málaga Airport is 30 minutes away.

This property combines the serenity of the sea with the convenience of being close to all amenities and the vibrant Marbella lifestyle, making it an excellent choice for both enjoying and investing in the Costa del Sol.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

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\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible