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Floors

Elviria



Rooms: 2	Bathrooms: 2	M²: 132	Price: 375,000 €
Status: Sale	Property Type: Floors	Reference: R5359123	Publish date: 01.06.26

Overview:Apartment for sale in Los Patios de Santa María Golf-Elviria-Marbella. This property has two ample bedrooms with built-in wardrobe, two fully fitted bathrooms with Travertine marble, a bright living room with access to a large sunny 49m2 terrace as it face South, a fully equpped and fitted kitchen. Parking space included. Surrounded by well-kept gardens with two swimming pools for children and adults. Gated complex. located in a sought after area of Marbella. Just 5 minutes to all amenities and the best beaches of the city. Only 35 mintues to the International Airport of Málaga. Great opportunity. Come and visit! DS1 To give you an idea of what the flat would look like with different furniture and a different style, some of the photos have been digitally enhanced; as a result, the same space is shown with different furnishings. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the standard maximum rate of which is 7%. The taxable base will be the higher of the registered price and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the public

deed and registration in the Land Registry are governed by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. An indicative estimate of between €500 and €2,000 for notary 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 (Art. 104 TRLRHL). Estimated total cost to the buyer: [agreed sale price] €. (+10%) 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 the buyer. Brokerage fees are payable by the seller.

Features:

Pool, Lift