(+34) 951 621 899

info@marbellastarhomes.com

Sols

Marbella



Chambres: 2	Salles de bains: 2	M²: 75	Prix: 460 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5372515	Publish date: 13.06.26

Vue d'ensemble:Bright and charming apartment by the sea - Marbella seafront promenade 2-Bedroom Beachfront Apartment with Terrace Renovated, bright and charming apartment in front of the beaches and the port on the Paseo Marítimo in Marbella ! Prime location with high demand, close to all amenities, restaurants, chringuitos and beaches along the promenade. Sun-drenched and perfectly designed for modern living. Key Features: *Corner Position: Flooded with natural daylight from multiple exposures. *Open-Plan Hub: Seamlessly integrates living, dining, and cooking areas. *Chef's Kitchen: Modern layout perfect for entertaining and daily life. *Layout: Includes one full bathroom plus a convenient guest toilet. *Two Bedrooms: Generous spaces offering comfort *Zero Wasted Space: The floor plan maximizes usable square meters *Work-From-Home Flexibility: Second bedroom easily converts to an office. *Excellent Rental Yield: Highly sought-after for tenants. *Convenience: Southwest oriented terrace for a quiet dinner or a morning coffee *Security: 24-hour security ensures peace of mind *3 Swimmingpools This bright corner apartment boasts an expansive open-plan layout, beautifully merging a spacious living room with

a contemporary dining area and a sleek, integrated kitchen. Thanks to its coveted corner positioning, wraps of windows invite an abundance of natural morning and afternoon sun, creating an airy, uplifting ambiance throughout the day. Apart from the great location on Paseo Maritimo, the surrounding area is undergoing an important modernization and update. The new design of the Lighthouse area in 2025, its park and surroundings, and the coming modernization of the port are without doubt contributing to the area´s changes,,nice and stylish. Just a 7-10 minute´s walk to the charming Old Town with its late 16th-century buildings, such as Plaza de Los Naranjos. Strolls along the seafront promenade will lead you to a multitude of restaurants, beach bars, and renowned hotels. Whether you're looking for a serene retreat or vibrant beachfront living, this apartment is the perfect combination of lifestyle and coastal convenience. Don't miss this rare opportunity to live just steps from the beach and marina in Marbella! Contact us for more information and to arrange a viewing! A summary information document is available upon request. Estimated costs to be borne by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 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. Notarization and Land Registry registration fees are governed by official fee schedules (RD 1426/1989) and (RD 1427/1989), respectively. Estimated range: between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is the seller's responsibility (Art. 104 TRLRHL). Estimated total cost for the buyer: €46.000 (+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 borne by the seller. ACH

Caractéristiques:

Piscine, Vue sur la mer, None