+34 637 396 161 MARBELLA PROPIEDADES info@marbellapropiedades.com

Apartment in Ojén

Reference: R5359426

Bedrooms: 3	Bathrooms: 2	M²: 112	Price: 315,900 €
Status: Sale	Property Type: Apartment	Parking places: by request	Printing day : 9th November 2026

Overview:New Development: Prices from 315,900 € to 399,000 €. [Beds: 3 - 3] [Baths: 2 - 2] [Built size: 112.00 m2 - 117.00 m2] New-build residences in Ojén, just 10 minutes from Marbella, set in a peaceful, well-connected natural environment. Includes parking, storage, and Energy Class A certification, plus an exclusive interior design project by Kave Home. Functionality, comfort, and efficiency come together in these brand-new homes. The properties feature 3 bedrooms and 2 bathrooms with a bright, practical and modern layout. The open-plan kitchen comes fully furnished and equipped, designed to integrate seamlessly into the main living area, enhancing the sense of space and continuity. The homes offer private terraces of 6,36 m2, 8.53 m2, and 31.75 m2, providing versatile outdoor spaces, perfect for morning coffee, a small garden, a quiet reading nook, or relaxing while enjoying the Mediterranean climate year-round, with views of the sea and mountains. For maximum convenience, each property includes a garage space and a storage room. With Energy Class A certification, these homes guarantee sustainability and significant energy savings. As an exclusive added value, a complete furnishing and styling project by the prestigious firm Kave Home is included, allowing you to visualize and personalize your new home from the very start. An excellent opportunity to own a modern, efficient home—ideal as a primary residence or a high-potential investment strategically positioned between nature and the Costa del Sol. Estimated costs to be borne by the buyer: The purchase is subject to 10% VAT (IVA) and Stamp Duty (AJD) (Law 5/2021 on Assigned Taxes), at a rate of 1.2%. Notary public and Land Registry fees are regulated by official tariffs (RD 1426/1989 and RD 1427/1989, respectively). Estimated costs range between €500 and €2,000 for notary fees and between €250 and €1,500 for registration fees. Administrative agency (Gestoría) (if voluntarily contracted, fees are non-regulated): Estimated between €300 and €500. Municipal Capital Gains Tax (IIVTNU) is to be paid by the seller (Art. 104 TRLRHL). Total estimated cost for the buyer is indicative and provided in accordance with ■Art. ■20.1.c) ■of ■the ■TRLGDCU. The final amount will ■depend ■on the ■specific circumstances ■of the transaction and the ■buyer. ■Real estate brokerage ■fees ■are ■borne ■by ■the ■seller.

Features:

Town, Fully renewed, Heating, Sea views, Mountain views, Lift, None, Parking, NEW DEVELOPMENTS