



Ground Floor Apartment for sale in Ojén, Marbella

315,900 - 430,000 €

Reference: R5359426 Bedrooms: 3 Bathrooms: 2 Build Size: 112m² - 117m² Terrace: 6m² - 31m²





Costa del Sol, Ojén

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:

Features

Covered Terrace
Lift
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Double Glazing
Utility Room
Wood Flooring
Restaurant On Site
Near Church
Fiber Optic
Access for people with reduced mobility

Setting

Close To Shops
Close To Town
Close To Schools
Town
Country
Village
Mountain Pueblo

Security

Entry Phone

Climate Control

Cold A/C
Hot A/C
Central Heating

Condition

New Construction

Parking

Underground
Garage
Covered
Communal

Views

Sea Views
Mountain
Panoramic

Kitchen

Fully Fitted
Kitchen-Lounge

Utilities

Electricity
Drinkable Water
Telephone
Gas
Photovoltaic solar panels

Category

New Development