Apartment Complex in Ojén – –

Bedrooms	6	Bathrooms	0	Built	247m2	Terrace	0m2
R5443918		property		Ojén		680.000€	

Barbeque Barbeque Private Terrace
Wood Flooring

This exceptional four-storey property offers outstanding versatility, making it an ideal choice for both families seeking spacious, independent living and investors looking to generate attractive rental income. The ground floor features a spacious garage alongside a charming self-contained loft, perfect for holiday rentals, long-term letting, guest accommodation, or a private home office. The first floor comprises a fully independent two-bedroom apartment, providing an excellent opportunity for additional rental income or comfortable accommodation for extended family members. The second floor is dedicated to the main residence, offering three generously sized bedrooms, bright and spacious living areas, and a delightful terrace that enhances the home's natural light and outdoor living experience. The top floor boasts an impressive principal bedroom with direct access to a large private terrace—an ideal space to relax, enjoy the sunshine, or create an exclusive chill-out area with complete privacy. A truly versatile and unique property offering multiple living and investment opportunities, with excellent rental potential thanks to its independent living spaces. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the maximum standard rate of which is 7 per cent. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the Consolidated Text of the Law on Property Transfer Tax and Judicial Fees). Reduced rates may apply depending on the buyer’s personal circumstances. The costs of the notarial deed and registration with the Land Registry are governed by the official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989) respectively. An indicative estimate is between €500 and €2,000 for notarial 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 (Article 104 of the TRLRHL). Estimated total cost to the buyer: €748,000. This estimate is for guidance only and is provided in accordance with ?Article ?20.1.c) ?of ?the ?TRLGDCU. The final amount will ?depend ?on ?the specific circumstances ?of the transaction and ?the buyer. The estate ?agent’s ?fees ?are ?payable ?by ?the ?seller. 7371-BRF