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Apartment in Marbella

Reference: R5357131



Bedrooms: 3
Bathrooms: 2
M² Build size: 85
Price: 565,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Discover an unparalleled opportunity for luxurious living in the very pulse of Marbella. Nestled in the dynamic city centre, this magnificent, fully furnished apartment offers the epitome of sophisticated coastal lifestyle, mere steps – a breathtaking 200 metres – from the sun-kissed shores of the Mediterranean Sea. This is more than just a home; it's a meticulously crafted sanctuary where every detail has been thoughtfully considered to deliver comfort, elegance, and supreme convenience, all within one of Southern Spain's most coveted destinations on the illustrious Costa del Sol.

From the moment you step outside, you are immersed in the vibrant energy of Marbella. The apartment's prime location grants immediate access to an extraordinary array of amenities. Imagine a life where prestigious boutiques, gourmet restaurants, charming tapas bars, essential banking facilities, and seamless public transport connections are all literally on your doorstep. This enviable position eliminates the need for a car for your daily errands or leisure activities, allowing you to embrace a truly pedestrian-friendly lifestyle in a city celebrated for its blend of traditional Andalusian charm and contemporary glamour. Whether it's a leisurely stroll along the promenade, an afternoon of shopping, or an evening of culinary delights, everything you desire is effortlessly within reach.

Perched on the 2nd floor and conveniently serviced by a modern lift, this exceptional property has undergone a comprehensive, no-expense-spared renovation completed in 2022. The result is an apartment in truly impeccable condition, presenting a 'brand new' feel with every contemporary comfort imaginable. Spanning three generously proportioned bedrooms and two luxurious bathrooms, the layout has been intelligently designed to maximise space and natural light, creating an inviting and airy ambiance throughout. The heart of this home is undoubtedly its stunning open-plan kitchen, a masterpiece of modern design and functionality, equipped with a suite of high-end BOSCH appliances that cater to every culinary aspiration, perfect for both everyday meals and entertaining guests.

Every aspect of this renovation speaks to quality and a commitment to modern living. The apartment boasts intelligent climate control with smart air conditioning and WiFi connectivity in all rooms, allowing you to remotely adjust the temperature to your perfect comfort level before you even arrive home. Serenity and energy efficiency are guaranteed by newly installed windows and doors featuring triple glazing, ensuring a peaceful interior environment while optimising insulation. Adding a touch of lavish comfort, underfloor heating extends across the living-dining area, the open-plan kitchen, and the master bedroom (which includes its exquisite en-suite bathroom), providing luxurious warmth underfoot during cooler months. Further enhancing convenience and security are electric shutters, offering effortless control over light and privacy. Beyond the confines of your private haven, residents also benefit from access to a delightful communal swimming pool, offering a refreshing retreat on warm Marbella days, a perfect spot to unwind and soak up the Spanish sunshine.

The interior design is a testament to sophisticated taste, featuring high-quality materials and a palette chosen to exude calm and elegance. This apartment is not merely renovated; it has been meticulously curated to provide maximum comfort and a stylish, contemporary aesthetic that resonates with the discerning buyer. It represents an ideal home for a diverse range of occupants, from families seeking a permanent residence with unparalleled access to Marbella's schools and amenities, to couples desiring a luxurious lock-and-leave holiday retreat. Furthermore, its prime location and superior finish make it an exceptionally compelling investment opportunity in one of the most sought-after and consistently appreciating areas of the Costa del Sol's lucrative real estate market. The allure of Marbella, with its golden beaches, vibrant nightlife, world-class golf courses, and upscale marina of Puerto Banús, ensures strong rental potential and long-term value appreciation.

Imagine mornings spent sipping coffee on your private terrace, followed by a short walk to the beach for a swim, and evenings filled with the aromas and sounds of Marbella's renowned gastronomic scene, all effortlessly accessible. This property offers a lifestyle of convenience, luxury, and quintessential Mediterranean charm, making every day feel like a holiday. Embrace the dream of living in a fully transformed, modern apartment in an unbeatable location that truly embodies the Marbella experience.

We invite you to experience this exceptional property firsthand. Contact Luxury Realty today for more information or to arrange a private viewing. Your new life in Marbella awaits.

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: €621,500. This estimate is indicative 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 seller is responsible for paying the estate agent's fees. TL1

Features:

Pool, Lift, Private garden, Alarm system, Parking