+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

Villa in Marbella

Reference: R5375719



Bedrooms: 3
Bathrooms: 3
M² Build size: 379
Price: 990,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 1,253











Overview:Exquisite Villa in El Rosario: Exclusivity, Privacy and Andalusian Charm Located in the prestigious area of El Rosario, this elegant villa combines traditional Andalusian character with contemporary comfort. The property offers 3 spacious bedrooms and includes the possibility to build a guest house. The villa also offers the option of rent-to-buy, providing a flexible alternative for both end buyers and investors. In addition, it benefits from building potential of up to 124 m2, significantly enhancing its development and value potential. Set on an elevated plot of almost 1,300 m2, the property enjoys panoramic views over green landscapes, the sea, and the surrounding mountains, while ensuring complete privacy at the end of a quiet cul-de-sac. It is ideally located just 7 minutes from the beach and close to restaurants, golf courses, and tennis facilities. Recently renovated, the villa is presented in excellent condition with high-quality finishes, preserving its Andalusian charm enhanced by modern touches. The plot also offers excellent scope for further improvements, including a swimming pool, landscaped gardens, an outdoor kitchen with pergola, and a guest bungalow. The asking price already reflects the current condition of the property, sitting below market value, with strong potential for capital appreciation. A unique opportunity to acquire an exclusive property in one of Marbella's most sought-after locations. Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances.The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees.Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law).Total estimated cost for the purchaser: €1,089,000. This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser.Estate agency fees are payable by the seller. ERE

Features:

Pool, None, Private garden, Alarm system, Parking