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Luxury Realty
real estate

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Apartment in Marbella

Reference: R5375722

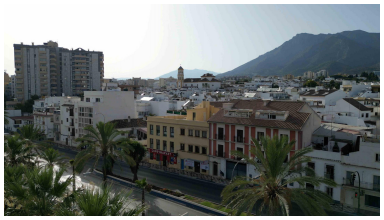


Bedrooms: 2
Bathrooms: 1
M² Build size: 203
Price: 1,250,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Discover an extraordinary privilege in Marbella: an exclusive residence just 50 meters from the Mediterranean Sea, directly opposite the historic Old Town. This is not merely a home, but a lifestyle statement in the heart of Southern Spain's most glamorous destination. Located within the esteemed 'Puerta de Marbella Building', a property rarely available on the market, this unique offering provides an unparalleled connection to both coastal serenity and vibrant urban charm, a true connoisseur's choice.

Situated on the prestigious Avenida Severo Ochoa, this apartment places you at the epicenter of luxury. Flanked by the renowned Hotel Amàre and poised above the Michelin-starred Messina restaurant, sophisticated indulgence is literally at your doorstep. Marbella's finest amenities, from world-class dining to bespoke spa treatments, become an extension of your home. This is prime real estate in a location that exemplifies convenience and high-end living.

Step into an expansive 200+ square meter sanctuary, masterfully reimagined from a conventional four-bedroom apartment into a magnificent, open-plan loft. This transformation was driven by a vision for something truly unique, resulting in a residence that champions spaciousness, natural light, and contemporary luxury. Its west-facing orientation ensures interiors are bathed in a warm, inviting glow, culminating in spectacular sunsets. This bespoke design offers an unparalleled canvas for personalized living.

Every detail within this luminous abode has been curated for comfort and sophistication. It features a sleek, fully equipped kitchen, perfect for entertaining, alongside a generously proportioned full bathroom and an elegant guest toilet for utmost convenience. The thoughtful layout and premium finishes speak volumes about the property's quality. Practicalities are also impeccably addressed with two dedicated parking spaces and a private storage room, conveniently located within the building for peace of mind.

Adding to its allure, this magnificent loft holds the singular distinction of being the only apartment on the 4th floor, accessible via a private elevator. This exceptional exclusivity guarantees unparalleled privacy and tranquility. The views from this privileged vantage point are truly awe-inspiring: sweeping panoramic vistas stretch across Marbella's vibrant cityscape, embracing the majestic Sierra Blanca mountains, while lateral glimpses of the glistening Mediterranean Sea serve as a constant reminder of your coastal paradise.

This unique fusion of an enviable location, exceptional design, and comprehensive amenities places this property in a category of its own. It represents an investment in a lifestyle of unparalleled luxury, comfort, and exclusivity in one of the world's most sought-after destinations. We, at Luxury Realty, extend an exclusive invitation to experience this remarkable residence firsthand. Discover the ultimate Marbella lifestyle that awaits you. Arrange your private viewing without delay.

Important Buyer Information: Purchase costs include Property Transfer Tax (ITP), maximum 7%, on the higher of the registered price or cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply based on buyer circumstances. Notary fees (estimated €500-€2,000) and Land Registry fees (€250-€1,500) apply per official schedules. Voluntary administrative agency fees are unregulated (€300-€500). Municipal capital gains tax (IIVTNU) is the seller's responsibility (Art. 104 TRLRHL). The estimated total cost to the buyer, including the property price, is approximately €1,375,000. This estimate is indicative (Art. 20.1.c) TRLGDCU); the final amount depends on specific transaction and buyer circumstances. Brokerage fees are borne by the seller. LSC

Features:

Pool, Lift, Parking