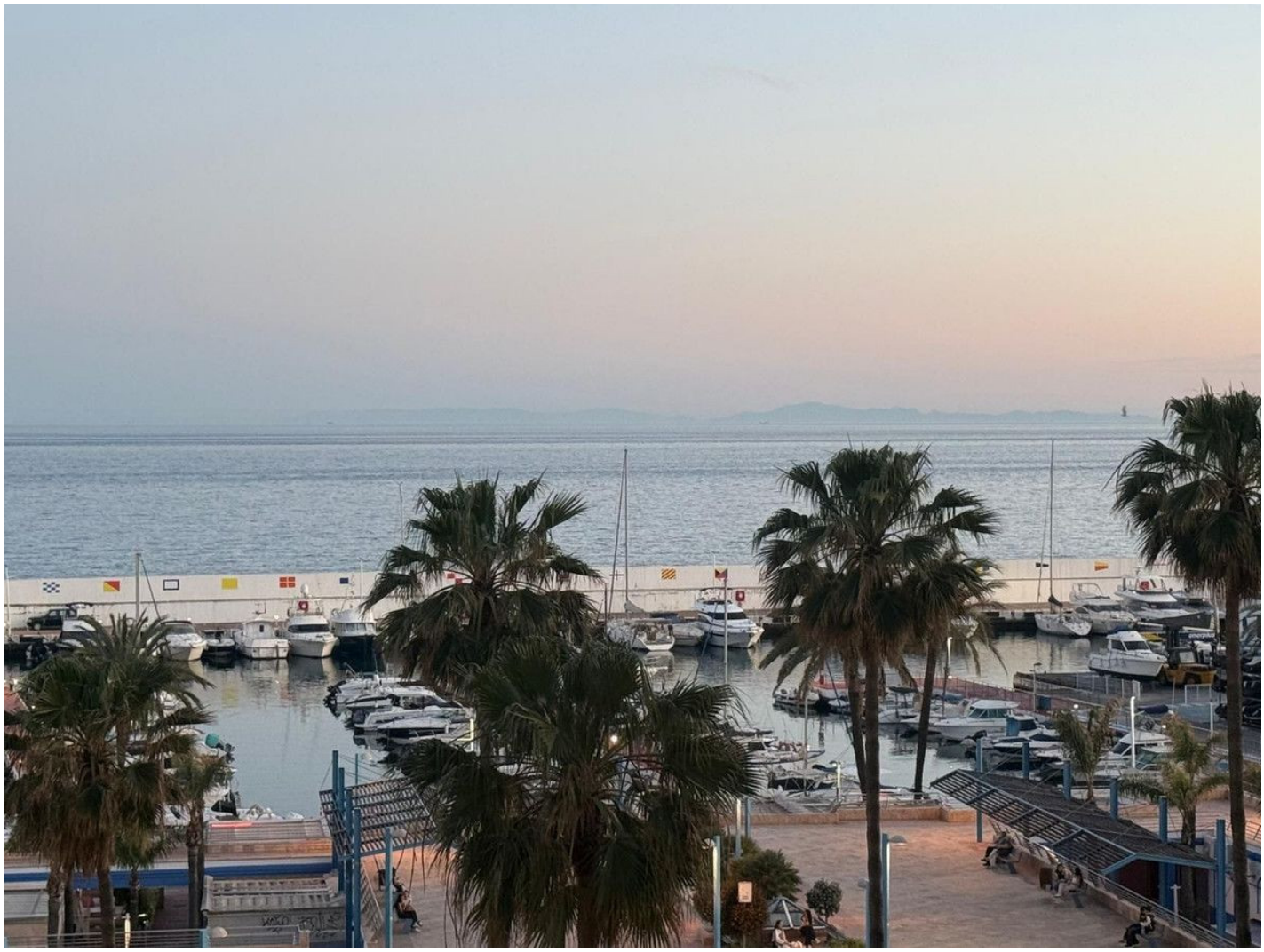
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Apartment in Marbella

Reference: R5434561



Bedrooms: 2
Bathrooms: 1
M² Build size: 75
Price: 460,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Discover an unparalleled opportunity to own a meticulously renovated, bright, and charming apartment ideally situated on Marbella's iconic Paseo Marítimo. This prime, coveted location in Southern Spain places you directly facing the azure waters of the Mediterranean, the pristine beaches, and the vibrant marina. It's more than just a home; it's a gateway to an enviable, sun-drenched lifestyle, perfectly designed for modern living and offering immediate access to Marbella's finest amenities, world-class restaurants, chic beach bars, and the endless allure of the coastline.

A Coastal Gem with Unrivaled Design

Step into a residence where contemporary elegance meets functional luxury. This exquisite corner apartment boasts a spacious, open-plan design that masterfully integrates a generous living room with a sophisticated dining area and a sleek, state-of-the-art kitchen. The intentional layout fosters a sense of boundless space and seamless flow, ideal for both tranquil moments and lively entertaining. Thanks to its coveted corner position and multiple orientations, expansive windows invite abundant natural light to flood every corner, creating a bright, airy, and welcoming atmosphere that evolves beautifully from the gentle morning glow to the golden hues of the afternoon sun.

Key Features for Discerning Buyers

Every detail of this property has been thoughtfully considered to enhance comfort, style, and practicality. The corner position is not merely an aesthetic advantage but a functional one, ensuring optimal light and ventilation throughout the day. The modern, integrated kitchen is a chef's delight, equipped to handle both everyday meals and sophisticated culinary events. The intelligent floor plan maximizes every square meter, ensuring no space is wasted, offering a harmonious blend of efficiency and elegance. The layout includes one full, elegantly appointed bathroom and a convenient guest toilet, providing comfort and privacy for residents and visitors alike.

The apartment features two spacious and comfortable bedrooms, designed as tranquil retreats from the vibrant Marbella life. The second bedroom offers exceptional versatility, easily transforming into a dedicated home office, a cozy media room, or an additional guest suite, catering to the evolving needs of its residents. Furthermore, this property presents an excellent investment opportunity, boasting significant rental potential and being highly sought after by discerning tenants seeking the Marbella lifestyle.

Enjoy the Marbella climate on your inviting southwest-facing terrace, an idyllic spot for quiet morning coffees, al fresco dining, or simply unwinding as you watch the spectacular sunsets over the Mediterranean. Peace of mind is assured with 24-hour security, providing a safe and secure environment. Residents also benefit from access to three sparkling swimming pools, offering resort-style amenities right at your doorstep.

Marbella's Dynamic Heart: Location & Future Value

Beyond the inherent charm of the apartment, its location on Marbella's Paseo Marítimo is strategically positioned amidst significant urban transformation. The surrounding area is currently undergoing a remarkable modernization initiative. The highly anticipated redevelopment of the Lighthouse area, slated for completion in 2025, alongside extensive renovations to the adjacent park and surrounding spaces, and the future refurbishment of the marina, are set to profoundly enhance the area's appeal and value. This forward-looking investment by the city will undoubtedly solidify Marbella's status as a premier destination, making this apartment a particularly astute acquisition.

Experience the rich cultural tapestry of Marbella with the charming Old Town just a leisurely 7–10 minute stroll away. Here, you can immerse yourself in history, exploring beautifully preserved 16th-century buildings and the iconic Plaza de los Naranjos. A delightful walk along the seafront promenade unfolds an extensive array of gourmet restaurants, lively beach bars, and world-renowned hotels, catering to every taste and desire. This apartment truly places you at the epicenter of Marbella's vibrant social and cultural scene.

Your Exclusive Marbella Lifestyle Awaits

Whether your dream is a peaceful coastal sanctuary for relaxation or a dynamic beachfront base for an active, luxurious lifestyle, this apartment offers the perfect synergy of comfort, sophisticated living, and an unbeatable coastal location in Marbella, Southern Spain. It represents a unique chance to own a piece of this exclusive destination, just steps from the beach and the bustling Marbella Marina.

Don't let this extraordinary opportunity pass you by. Contact Luxury Realty today for more detailed information or to schedule your private viewing. Please note, the apartment is rented for certain periods during the summer. Exclusive viewing slots are available on the following dates in July: 23rd, 24th, and 25th. Secure your visit to this remarkable property now.

Important Information for Prospective Buyers

For transparency, prospective buyers should be aware of the estimated costs associated with this purchase. The sale of this property is subject to Property Transfer Tax (ITP), as regulated by Law 5/2021 on Assigned Taxes, with a maximum standard rate of 7 per cent. The taxable base for this calculation will be the higher of the price stated in the deed of sale and the cadastral reference value, in accordance with Article 10 of the TRLITPAJD. It is important to note that reduced rates may be applicable depending on the specific personal circumstances of the buyer.

Additionally, Notary and Land Registry fees are governed by official fee scales, specifically Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. We estimate these costs to be approximately between €500 and €2,000 for notary fees, and between €250 and €1,500 for Land Registry fees. Should administrative agency services be engaged on a voluntary basis, these fees are not regulated and are typically estimated at between €300 and €500. Please be informed that the municipal capital gains tax (Impuesto sobre el Incremento de Valor de los Terrenos de Naturaleza Urbana - IIVTNU), commonly known as "plusvalía," is, by law (Article 104 of the TRLRHL), payable by the seller.

Features:

Air conditioning, Sea views, Lift