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LUXURY REALTY
Real Estate Agency

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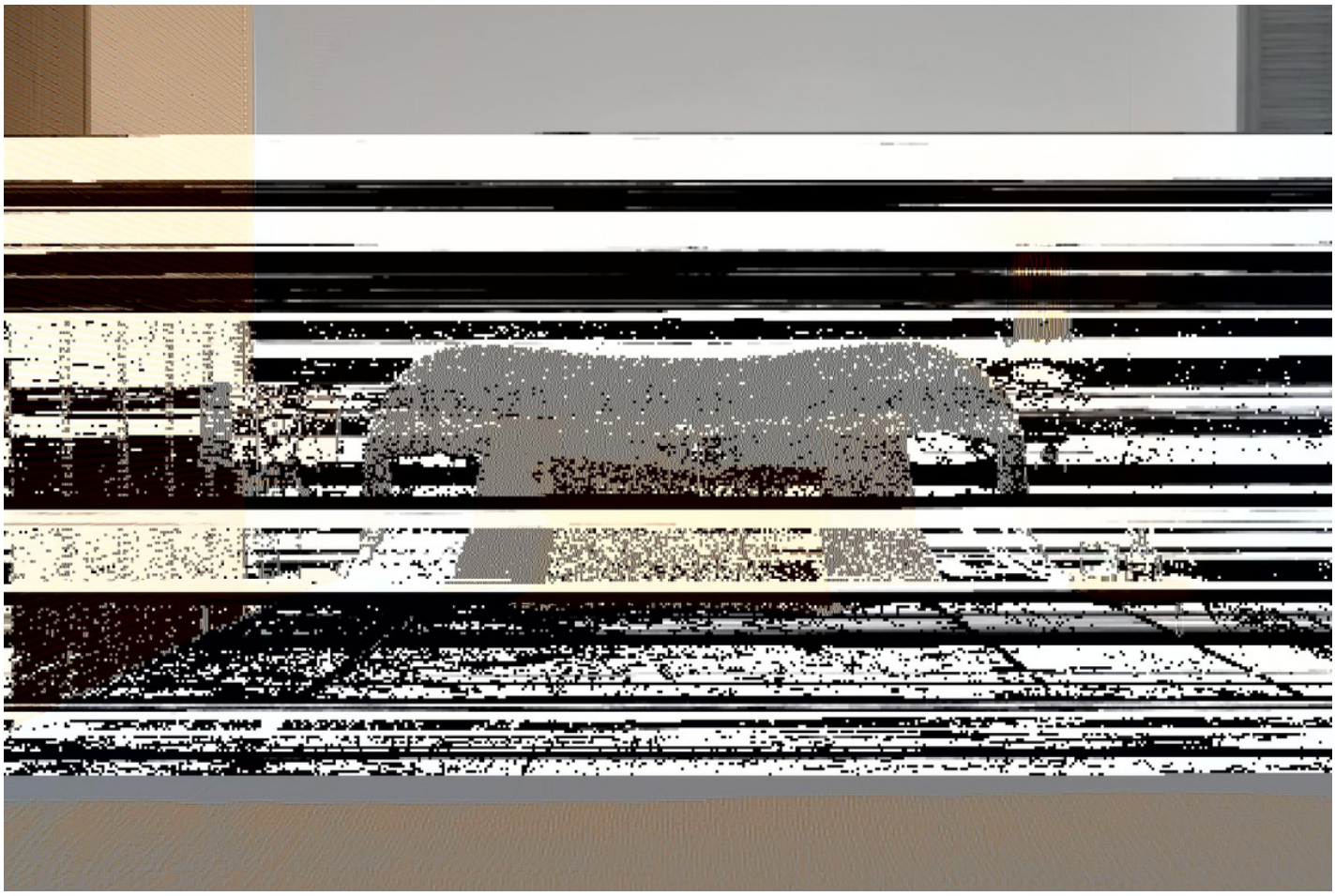
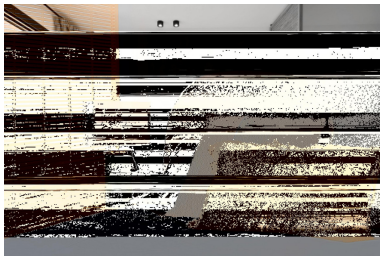
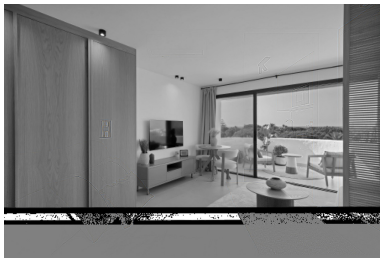
Apartment in Marbella

Reference: R5434564



Bedrooms: by request
Bathrooms: 1
M² Build size: 54
Price: 329,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:





Overview:

Nestled within the prestigious residential enclave of Marbesa, an idyllic gem on the sun-drenched coast of Marbella, southern Spain, this exquisitely renovated apartment offers an unparalleled lifestyle. Marbesa is renowned for its tranquil ambiance, direct access to pristine beaches, and proximity to Marbella's vibrant energy and world-class amenities. From its elevated position, this residence commands breathtaking, panoramic vistas of the shimmering Mediterranean Sea, promising a daily spectacle of ever-changing hues and endless horizons.

Step inside to discover interiors where every detail speaks of sophisticated design and meticulous craftsmanship. The property has undergone a complete transformation to an impeccable standard, redefining modern coastal elegance. A refined open-plan layout ensures a seamless flow, maximizing natural light and allowing majestic sea views to take centre stage. The contemporary aesthetic, featuring premium materials and clean lines, is both inviting and luxurious, creating an environment of effortless style.

The heart of this magnificent home is the seamlessly integrated living room, dining area, and state-of-the-art kitchen. This expansive open-concept space is designed for both intimate family life and sophisticated entertaining, boasting high-end appliances and sleek cabinetry that make culinary creation a pleasure. Beyond this elegant interior, the private terrace beckons as your personal oasis, offering the quintessential Mediterranean experience – perfect for leisurely breakfasts, evening drinks, or simply unwinding as the sky transforms at sunset. It's a generous outdoor sanctuary extending the living experience outwards into nature’s embrace.

The apartment comprises a spacious, thoughtfully appointed bedroom, conceived as a private retreat of unparalleled comfort. The beautifully finished bathroom complements this sanctuary, featuring contemporary fixtures and a spa-like design, blending functionality with luxury. Completely refurbished to the highest standards, this property is presented in immaculate, turn-key condition, ready for immediate enjoyment. Its valuable tourist licence further makes it an exceptional proposition for personal indulgence or as a savvy investment with strong rental potential in Marbella’s thriving tourism market.

Residents benefit from beautifully maintained communal gardens and a refreshing swimming pool, all within a peaceful, secure environment. Marbesa is perfectly positioned, a stone's throw from Marbella's most beautiful beaches and within easy reach of championship golf courses, high-end boutiques, Michelin-starred restaurants, and a rich cultural scene. This strategic location in southern Spain offers effortless access to international airports and other charming Andalusian towns, cementing Marbella's status as a premier destination for luxury living, leisure, and investment. This apartment places you at the heart of this illustrious lifestyle.

Whether envisioned as a permanent residence where every day feels like a holiday, an exquisite lock-and-leave retreat, or a strategically sound investment, this exceptional home presents a rare and coveted opportunity. It promises an effortless lifestyle, blending sophisticated design with the breathtaking beauty of the Mediterranean, all within the exclusive embrace of Marbesa. Seize the chance to own a piece of Marbella’s unparalleled charm and elegance, offering both serenity and vibrant coastal living.

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 tariffs (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 purchase: €383,900. 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.

Features:

Pool, Air conditioning, Sea views, Lift, None, Private garden, Alarm system, Parking, Beachfront, Holiday Home, Investment, None