Villa in Marbella

Reference: R5440210



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| Bedrooms: 5 | Bathrooms: 5 | M² Build size: 345 | Price: 3,695,000 € |
| Status: Sale | Property Type: Villa | Parking places: by request | M² Plot Size: 1,300 |













Overview:

Welcome to Villa Horizonte, the epitome of modern luxury nestled in the prestigious enclave of El Rosario, one of Marbella East's most coveted and well-established residential areas. Located in the heart of Marbella, on the sun-drenched southern coast of Spain, this fully renovated designer villa offers an unparalleled lifestyle experience, seamlessly blending sophisticated architecture with breathtaking natural beauty. Enjoying a privileged south-west orientation, the property is bathed in natural light throughout the day, providing mesmerizing panoramic sea views that stretch across the Mediterranean horizon from its tranquil and private setting.

This exceptional residence is strategically positioned to offer both serene seclusion and superb accessibility. Residents benefit from effortless access to Marbella's finest attractions, including pristine beaches, world-class golf courses, reputable international schools, and an array of essential amenities. Villa Horizonte has been meticulously conceived to maximize natural light and celebrate the coveted Mediterranean lifestyle, presenting interiors that are not only bright and expansive but also boast high-quality finishes and bespoke design elements. Generous indoor and outdoor living spaces are harmoniously integrated, inviting relaxation and grand entertaining alike.

Spanning two meticulously designed levels, this luxurious property features five elegantly appointed bedrooms, four spa-like bathrooms, and a convenient guest toilet, providing ample space and comfort for family and guests. The heart of the home is undoubtedly the expansive open-plan living and dining areas, which flow effortlessly into a state-of-the-art, sophisticated designer kitchen. This culinary masterpiece is equipped with premium appliances and exquisite finishes, creating an inviting yet stylish atmosphere perfect for gourmet cooking and convivial gatherings. Large, floor-to-ceiling security windows serve as portals to the stunning surroundings, flooding the interiors with glorious natural light and offering direct access to the expansive terraces, which are perfectly suited for year-round enjoyment of Marbella's exceptional climate and the villa's privileged sea vistas.

The outdoor spaces at Villa Horizonte are a true sanctuary, thoughtfully conceived for both ultimate relaxation and sophisticated entertainment. Central to this outdoor oasis is a private swimming pool, shimmering under the Andalusian sun, inviting refreshing dips and leisurely afternoons. Surrounding the villa, beautifully landscaped gardens flourish, creating a vibrant backdrop of Mediterranean flora and offering secluded spots for quiet contemplation. The generous terraces, designed for luxurious al fresco dining and comfortable outdoor lounging, become an extension of the interior living areas, allowing residents to fully immerse themselves in the Marbella lifestyle. Furthermore, the villa provides private outdoor parking for two vehicles, all within a peaceful residential setting that guarantees both privacy and profound comfort.

Equipped with an array of cutting-edge features, Villa Horizonte stands as a beacon of modern convenience, exceptional comfort, and future sustainability. Enjoy the consistent warmth of underfloor heating throughout the property, complemented by an energy-efficient aerothermal system that significantly reduces utility costs and environmental impact. The pre-installation for solar panels further underscores the villa's commitment to eco-conscious living, offering potential for even greater energy independence. Integrated home automation technology provides intelligent control over various aspects of the home, enhancing security, comfort, and convenience at the touch of a button. Beyond the villa's features, El Rosario itself benefits from private security services, offering residents an added layer of exclusivity and invaluable peace of mind, allowing you to truly unwind in your secure haven.

Thanks to its prime location in Marbella East, captivating sea views, premium specifications, and outstanding energy-efficient features, Villa Horizonte represents an exceptional opportunity for discerning buyers. Whether you envision it as a magnificent permanent residence, a luxurious holiday home, or a shrewd investment property, this villa offers unparalleled potential in one of Marbella's most desirable neighbourhoods. Embrace the dream of luxury living on the Costa del Sol.

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## Estimated Costs Payable by the Purchaser

The purchase of this property 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 purchase: 4.064.500 €. 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, Sea views, Lift, None, Private garden, Alarm system, Parking, Holiday Home, Investment, None