

MARBELLA

385,000 €

REFERENCE R5477782

An Exclusive Investment and Lifestyle Opportunity in Lorcrimar III, Puerto Banús, Marbella

2	2	75 m²
BEDROOMS	BATHROOMS	BUILT













Description

Discover an exceptional property that seamlessly blends luxurious living with astute investment potential. This exquisite first-floor apartment, located within the prestigious Lorcrimar III residential complex, offers unparalleled opportunity. Strategically positioned between the vibrant heart of Marbella and the charming town of San Pedro de Alcántara, in Southern Spain, this residence boasts a highly sought-after, valid tourist licence. This means you can effortlessly make it your cherished home on the glamorous Costa del Sol, curate it as a luxurious holiday retreat, or immediately leverage its income potential through short-term rentals from day one.

The immediate allure of this property lies in the harmonious blend of tranquility and opulence. Experience the serene ambiance of a well-established residential area, beautifully combined with the vibrant luxury and magnetic energy of Puerto Banús – an iconic hub just a pleasant ten-minute stroll away. Here, you'll find world-class marinas, designer boutiques, gourmet dining, and lively entertainment. The famous, pristine beaches of Puerto Banús are equally close, inviting you to indulge in sun-kissed relaxation and refreshing Mediterranean dips.

Occupying the first floor, conveniently served by a lift, this apartment is presented in impeccable condition. It features a separate, fully fitted contemporary kitchen, designed for both functionality and style. The spacious living area elegantly opens onto an expansive private terrace – truly the heart of the home. Envision leisurely breakfasts bathed in morning sun, engaging in long, convivial after-dinner conversations, or enjoying a refreshing sundowner after a blissful day at the beach. The sleeping quarters comprise two comfortable bedrooms and two full, well-appointed bathrooms. Luxury finishes include gleaming marble floors and an efficient air conditioning system with a heat pump. Its desirable corner position enhances both the sense of space and coveted privacy.

Outside, the property is set within a meticulously maintained and peaceful residential complex. Residents enjoy extensive, lush green spaces, a comprehensive sports area featuring tennis and padel courts, and a magnificent communal swimming pool – perfect for relaxing and embracing the glorious Costa del Sol climate. The price thoughtfully includes a secure underground garage space and a dedicated storage room, eliminating any concerns about parking or additional storage needs. Its strategic location offers superb connectivity: supermarkets, a medical centre, and public transport are all within easy reach. Quick access to the motorway ensures seamless journeys to Marbella, San Pedro, or Estepona, with Málaga Airport less than an hour away.

This represents a truly rare opportunity, combining a prime Puerto Banús adjacent location, low service charges thanks to a well-run owners' association, and the significant advantage of an already granted tourist licence. Contact Luxury Realty today to arrange a viewing and experience everything this exceptional property has to offer.

Important Buyer Information: The purchase of this property is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum standard rate of 7 per cent. The taxable base shall be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the Consolidated Text of the Law on Property Transfer Tax and Judicial Fees). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the notarial deed and registration with the Land Registry are governed by official fee schedules (Royal Decree 1426/1989 and Royal Decree 1427/1989), with indicative estimates between €500-€2,000 for notarial fees and €250-€1,500 for registration fees. Administrative agency fees (if engaged voluntarily) are estimated between €300-€500. Municipal Capital Gains Tax (IIVTNU) is payable by the seller (Article 104 of the TRLRHL). The estimated total cost to the buyer is €423,500. This estimate is indicative (Article 20.1.c) of the TRLGDCU) and will depend on specific transaction circumstances. The estate agent's fees are payable by the seller.

Details

Reference	R5477782	Property Type	Apartment
Status	Sale	Price	385,000 €
Bedrooms	2	Bathrooms	2
Build size	75 m²	Plot Size	–

Terrace	–	Parking places	by request

Features

Pool, Lift