+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

Apartment in Marbella

Reference: R5515138



Bedrooms: 3
Bathrooms: 2
M² Build size: 159
Price: 850,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Imagine your arrival in sun-drenched Marbella, where the only task is to unlock your door, slide open the expansive terrace, and instantly immerse yourself in the exquisite comfort of your new home. Forget the arduous process of furnishing or the months spent perfecting a new space. This magnificent three-bedroom apartment at MedBlue Marbella is brand-new, never occupied, and fully furnished – combining the allure of a pristine new-build with the ultimate convenience of being ready from day one.

Nestled in the prestigious, elevated surroundings of Altos de Los Monteros, a serene hillside enclave within the vibrant heart of Marbella, Southern Spain, this home offers both tranquility and unparalleled access. Its design is a testament to sophisticated Mediterranean living, crafted around natural light and an intrinsic connection to the outdoors. Open-plan kitchen, dining, and lounge areas flow seamlessly towards the terrace, with expansive glass doors linking the interior to stunning Mediterranean vistas.

The expansive private terrace isn’t merely an extension; it’s an integral outdoor living room, a stage for the quintessential Marbella lifestyle. Here, you can savour morning coffee, host leisurely lunches, or unwind as the sky ignites with breathtaking sunset hues over the shimmering Mediterranean. The iconic silhouettes of Gibraltar and the coast of Morocco are visible on the horizon, making this space feel less like an addition and more like a sublime extra living area.

Inside, every detail speaks of refined elegance. All three generously proportioned bedrooms remain completely unused, presenting a pristine canvas. The entire residence has been thoughtfully and impeccably furnished and equipped by its current owners, ensuring a contemporary, comfortable, and ready-to-enjoy environment. This is a genuine turnkey alternative for discerning buyers seeking a new-build property in Marbella without the usual waiting or effort.

MedBlue is more than just a residence; it’s an exclusive modern development in Altos de Los Monteros, perfectly positioned within easy reach of Marbella's world-class beaches, championship golf courses, gourmet restaurants, and everyday amenities. Residents enjoy exceptional communal facilities including multiple outdoor swimming pools, a state-of-the-art fully equipped gymnasium, a rejuvenating spa, and a tranquil sauna, all set amidst meticulously landscaped gardens.

Unlike properties that demand effort before truly feeling like 'home,' this exquisite apartment offers an immediate embrace. It stands ready, impeccably appointed and never before lived in, awaiting its very first chapter – your story. Experience the pinnacle of hassle-free luxury in Marbella.

"The Abbreviated Information Document (DIA) is available to you. Costs: Taxes (ITP or VAT + AJD) + notary and Land Registry fees. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP), pursuant to Law 5/2021 on Assigned Taxes, with a maximum general rate of 7%. The taxable base will be the higher of the purchase price stated in the title deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry registration costs are regulated by official tariffs under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. Estimated notary fees range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative/gestoría fees (if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Agency fees are payable by the seller. Estimated total cost for the buyer: €913,500. This estimate is provided for guidance purposes in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer."

7414AGB

Features:

Pool, Air conditioning, Sea views, None, Alarm system, Parking, Holiday Home, None