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Luxury Realty
real estate

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# Penthouse in Elviria

Reference: R5529394



Bedrooms: 2
Bathrooms: 2
M² Build size: 137
Price: 465,000 €
Status: Sale
Property Type: Penthouse
Parking places: by request
M² Plot Size:













Overview:

## Exquisite Penthouse Living: Panoramic Golf & Sea Views in Elviria, Marbella

Discover an unparalleled lifestyle opportunity with this magnificent penthouse, perfectly nestled within the esteemed Las Terrazas de Santa María Golf complex in the heart of Elviria, Southern Spain. Representing the pinnacle of coastal living on the sun-drenched Costa del Sol, this residence offers a harmonious blend of sophistication, comfort, and breathtaking natural beauty. From the moment you step inside, you'll be captivated by the serene ambiance and the promise of an exclusive retreat in one of Marbella's most sought-after locations. The spacious and luminous living room, the heart of this exquisite home, features an elegant fireplace and large windows inviting abundant natural light, seamlessly connecting the interior with the stunning vistas beyond. Adjacent, the fully fitted and impeccably equipped kitchen boasts high-quality appliances, ample storage, and a convenient, dedicated laundry room, enhancing practicality and culinary inspiration.

The penthouse boasts two generously proportioned bedrooms, each a tranquil sanctuary designed for ultimate rest and rejuvenation. Both feature extensive built-in wardrobes, offering elegant storage solutions. The two full bathrooms are exquisitely appointed, reflecting a commitment to quality and comfort, providing private havens for residents and guests alike.

One of the crowning jewels of this property is its expansive, 25 m² covered and sun-drenched terrace. This exceptional outdoor space is your private vantage point to absorb the magnificent panoramic views that stretch across verdant golf fairways to the shimmering Mediterranean Sea. It’s an idyllic setting for al fresco dining, morning coffees, or simply unwinding as the sun sets, painting the sky with vibrant hues. This terrace truly epitomizes the quintessential Costa del Sol lifestyle, offering an extension of your living space into the glorious Spanish climate year-round.

The residence is set within Las Terrazas de Santa María Golf, a renowned complex celebrated for its meticulously maintained tropical gardens, which provide a lush, tranquil backdrop. Residents benefit from access to several sparkling swimming pools, perfect for cooling dips on warm days or leisurely sunbathing, fostering a resort-like atmosphere right at your doorstep.

Nestled in the prestigious Elviria area of Marbella, Southern Spain, this penthouse offers serene living within a golf resort and unparalleled access to vibrant local life. Within a mere five-minute drive, you can reach essential amenities including supermarkets, gourmet restaurants, banks, and pharmacies. Furthermore, some of Marbella's finest sandy beaches are just moments away, inviting you to indulge in the quintessential Mediterranean experience. Elviria is famed for its natural beauty, family-friendly atmosphere, and proximity to world-class golf courses, making it a highly sought-after destination for discerning buyers seeking luxury and convenience.

This is more than just a home; it’s an investment in an exclusive lifestyle on the Costa del Sol. A rare opportunity to acquire a property that perfectly blends luxury, convenience, and spectacular views in one of Spain's most desirable locations. Contact Luxury Realty today to arrange a private viewing and step into your dream life in Elviria.

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Understanding the costs associated with your purchase is essential. The buyer is responsible for Property Transfer Tax (ITP), with a maximum standard rate of 7% (Law 5/2021). The taxable base will be the higher of the deed price or the cadastral reference value (Article 10, Consolidated Text of the Law on Property Transfer Tax and Judicial Fees). Reduced rates may apply based on personal circumstances.

Additional costs include notarial deed fees (Royal Decree 1426/1989), estimated between €500-€2,000, and Land Registry registration fees (Royal Decree 1427/1989), estimated between €250-€1,500. If an administrative agency is engaged voluntarily, their unregulated fees are estimated at €300-€500. Please note, Municipal Capital Gains Tax (IIVTNU) is payable by the seller (Article 104, TRLRHL).

The estimated total cost to the buyer for this transaction is €511,500. This figure is indicative, provided under Article 20.1.c) of the TRLGDCU, and the final amount depends on specific transaction details and the individual buyer. The seller covers all estate agent's fees. (Translated with DeepL.com - free version)

Features:

Pool, Lift, Private garden, Parking