+34 604 489 646

info@luxury-realty.com

Пентхаус в Torre Real

Референция: R5529397

Спальни: 2

Ванные: 2

M² Размер: 117

Цена: 595 000 €

Статус: Продажа

Тип недвижимости: Пентхаус

Места: по запросу

M² Участок:

Описание:Penthouse with a spectacular 116 m2 solarium in Río Real, Marbella €595,000 | 2 bedrooms | 2 bathrooms | South-facing | Garage included Some homes stand out for their location, others for their views, and others for their spacious interiors. And then there are those that bring everything together, inviting you to imagine a different way of life. Welcome to this wonderful penthouse in Río Real, one of the most privileged residential enclaves in East Marbella, where golf, the sea and the mountains become part of your everyday life. Located opposite the prestigious Río Real Golf Course, this bright, south-facing penthouse enjoys beautiful, uninterrupted views over the golf course and the Mediterranean Sea, in a peaceful, nature-surrounded setting just a few minutes from Marbella town centre. A HOME FILLED WITH LIGHT, SPACE AND POSSIBILITIES The property, measuring approximately 116 m2 (surface area to be confirmed), is conveniently arranged on a single level and offers two spacious bedrooms, two bathrooms, a fully fitted and equipped separate kitchen, and a magnificent living room of approximately 40 m2, where space and natural light take centre stage. Marble flooring adds elegance and continuity throughout the property. Built in 1993, the building stands out for its solid, established construction. The property is very well maintained and has benefited from various improvements over the years, including updates to the bathrooms, appliances and air-conditioning system. This is an apartment that can be enjoyed from day one while also offering exceptional potential for those wishing to personalise it and transform it into a truly spectacular home. 116 M2 OF ROOFTOP SOLARIUM TO ENJOY THE BEST OF LIFE But if there is one feature that makes this property a truly special opportunity, it is its impressive 116 m2 rooftop solarium, located above the apartment and accessed directly from its private terrace. This space, which is community-owned but reserved for the penthouse's exclusive use, offers a genuine outdoor retreat from which to admire the views of the golf course and the sea. Part of the solarium has been transformed into a welcoming chill-out area, featuring an elegant wooden-beam structure, PVC-framed double-glazed enclosures and sun protection provided by awnings. It is the perfect place to unwind, enjoy long lunches, share dinner with friends or simply take in the scenery at any time of year. The terrace also features an outdoor dining area with views that are truly hard to forget. And here we find a small detail that perfectly captures the essence of this property. On the terrace, overlooking the golf course and the Mediterranean, a small sign reads: "A DREAM". Two words that perfectly describe how it feels to be there. RÍO REAL: NATURE, THE BEACH AND MARBELLA WITHIN EASY REACH Río Real is one of the residential areas closest to Marbella town centre, offering an exceptional location for those seeking peace and tranquillity without sacrificing the convenience of having everything nearby. Imagine starting your morning overlooking the golf course, walking to the beach in around 20 minutes, or reaching it in just 3 minutes by car to enjoy the Mediterranean. Nearby, you will find Trocadero Arena, one of Marbella's most iconic beachfront restaurants, where you can enjoy excellent cuisine, beautiful terraces and sunbed areas right by the sea. Golf enthusiasts will find Río Real Golf Course practically on their doorstep, together with its superb hotel and restaurant, whose cosy lounge with a fireplace is the perfect place to spend winter afternoons. For those who enjoy walking, the beach connects to the new section of the Senda Litoral, a beautiful coastal promenade along the Mediterranean that allows you to walk towards Marbella town centre. Supermarkets, restaurants, shopping centres, healthcare facilities and the town centre are all just a few minutes away by car. A setting where you can enjoy nature, with the mountains behind you and the sea ahead. A RESIDENTIAL COMMUNITY TO ENJOY ALL YEAR ROUND The building is part of a well-maintained residential community featuring landscaped gardens and a communal swimming pool, making it ideal both for year-round living and for enjoying extended stays on the Costa del Sol. The property includes a private parking space in the price and benefits from relatively low community fees of approximately less than €200 per month. A RARE OPPORTUNITY IN RÍO REAL With an asking price of €595,000, this penthouse stands out as one of the most competitively priced opportunities in its category in Río Real. Its south-facing orientation, sea and golf views, generous interior spaces and, above all, its spectacular private-use solarium make it a property with enormous potential. A home for those who value location, natural light, tranquillity and the opportunity to enjoy Marbella all twelve months of the year. Because some places make living feel like a true privilege. And others are simply A DREAM. Contact us for further information or to arrange a private viewing. The abbreviated information document is available to you. 7452-BRF Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), whose maximum general rate is 7%. The taxable base will be the higher value between the deeded purchase price and the cadastral reference value (art. 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of the public deed and registration at the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs range between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative agency fees (gestoría, if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). This estimate is indicative only and is provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency/intermediation fees are payable by the seller.

Особенности:

Вид на море, Лифт, None, Парковочные места