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Sols

Marbella



Chambres: 2	Salles de bains: 2	M²: 120	Prix: 1 099 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5185486	Publish date: 13.12.25

Vue d'ensemble:Exclusive Renovated Apartment in Marbella's Golden Mile, next to Hotel Puente Romano with Tourist Licence We present this magnificent contemporary-style property located in one of Marbella's most sought-after areas: the Golden Mile, just 100 metres from the iconic Hotel Puente Romano and right next to the Forum Shopping Centre. A unique opportunity to acquire a luxury residence where design, quality and comfort come together in perfect harmony. Main features of the property • This apartment has been fully renovated, including new electrical systems, plumbing and air conditioning. • It is set on a middle-floor corner position with a south orientation and partial sea views. • With more than 120 m2 of built space, the interiors are distributed with exceptional spaciousness and natural light. • It comprises three bedrooms and two bathrooms, one of them en suite. • The open-plan modern kitchen designed by Molina Caballeros is equipped with Siemens appliances. • Two well-sized terraces allow enjoyment of natural light throughout the day. • The living room includes an integrated designer office, ideal for remote working. • A storage room and two generous parking spaces are included in the price. Design and interiors Every detail has been carefully selected to create an elegant and welcoming atmosphere. • The bathrooms, designed by José Manuel Ferrero, feature premium pieces from Imex and Dedal. •

Designer lighting throughout is provided by the prestigious Italian brand Luceplan. • Walls are finished with exclusive coverings and porcelain from Casamance, Arte and Élitis. • Bespoke furniture has been crafted by renowned Portuguese and Spanish brands such as Haru, complemented by Antik Chenille rugs. Surroundings and development The apartment is located within a gated community with security cameras and a communal swimming pool. Its location is truly unbeatable. It is only a few steps away from the beach, the most prestigious restaurants of Puente Romano, the Forum Shopping Centre and other renowned venues along Marbella's Golden Mile. The area is surrounded by all essential services, including supermarkets, pharmacies, banks, hairdressers and public transport. This makes it perfect both as a second home and as an investment, thanks to its very high demand for luxury holiday rentals. An incomparable lifestyle This property combines the exclusivity of its location with the sophistication of cutting-edge interior design. Its natural light, timeless style and proximity to the beach and Marbella's finest services make this apartment one of the most attractive options currently available on the Golden Mile. Estimated costs payable by the purchaser: The purchase 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 purchaser: 1.318.900€.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. ERE

Caractéristiques:

Piscine, Ascenseur, None