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Maison de ville en terrasse

Nagüeles



Chambres: 3

Salles de bains: 3

M²: 258

Prix: 849 000 €

Statut: Vente

Type de propriété: Maison de ville en terrasse

Référence: R5363641

Publish date: 01.06.26

Vue d'ensemble:Located in Nagüeles, one of Marbella's most exclusive and best-connected residential areas, this magnificent townhouse is ideal for those seeking a spacious, comfortable family home ready to move into. Set within a quiet development of just 10 properties, it offers privacy, security and excellent outdoor spaces, only a few minutes from the Golden Mile, Marbella town centre, international schools and all amenities. With 258 sqm built, 100 sqm of terraces and a 77 sqm private garden, this property stands out for its spaciousness, functionality and excellent layout, designed to enjoy both indoor and outdoor living all year round. From the moment you enter, the house feels warm and welcoming, with a pleasant porch featuring a barbecue area and space for an outdoor table, perfect for enjoying breakfast al fresco. On the main floor, there is a bright and spacious living-dining room with direct access to a glass-enclosed terrace and the private garden, creating different areas to enjoy the home in every season. This floor also features a fully equipped independent kitchen with a practical utility room, as well as a guest toilet. Upstairs is the sleeping area, comprising three spacious and bright bedrooms and two bathrooms. Two of the bedrooms benefit from recently renovated fitted wardrobes and pleasant views, while the main bedroom

stands out for its generous size, en-suite bathroom, renovated private dressing area and direct access to a fantastic southwest-facing terrace. From this terrace, there is access to a spectacular private solarium with lovely views of La Concha, a relaxation area, space for outdoor dining, a jacuzzi and a shower — an ideal spot to enjoy Marbella's climate in total privacy. The basement level adds extra comfort and versatility, with a large private garage offering direct access to the house, storage space, a gym area and an additional space for sitting, leisure or relaxation. The property is equipped with air conditioning and heating throughout, and is presented in excellent condition, with bathrooms, kitchen and wardrobes recently renovated. The development is very quiet and well maintained, offering a communal swimming pool, restricted access and a secure environment with video surveillance and security service in the area. An ideal home for families looking for space, comfort, privacy and an excellent location in one of Marbella's finest residential areas. Estimated buyer's costs: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) pursuant to Law 5/2021 on Transferred Taxes, with a general maximum tax rate of 7%. The taxable base will be the higher of the deeded purchase price and the cadastral reference value (Article 10 TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry fees are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. Estimated notarial fees range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative conveyancing fees (gestoría), if voluntarily instructed, are freely charged and are estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL). Total estimated cost for the buyer: [XXX,XXX]€ (+10%). This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller.

Caractéristiques:

Piscine, Climatisation, None, None, None, None, Parking