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Sols

Marbella



Chambres: 2	Salles de bains: 2	M²: 86	Prix: 519 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5392231	Publish date: 01.06.26

Vue d'ensemble:Elegant Renovated Apartment in Pinos de Nagüeles, Marbella Golden Mile Beautifully renovated apartment located in the exclusive Pinos de Nagüeles development, in the heart of Marbella's prestigious Golden Mile. Set within a secure gated community with 24-hour security, landscaped gardens, a large communal swimming pool and paddle tennis court, this charming property combines comfort, style and an exceptional location. The apartment features two spacious bedrooms and two bathrooms, including a refined principal suite. The bright and welcoming living and dining area opens onto a lovely private terrace overlooking the gardens, creating the perfect setting to enjoy Marbella's Mediterranean lifestyle throughout the year. The contemporary fully fitted kitchen has been designed with both elegance and functionality in mind, while the south-facing orientation fills the property with natural light all day long. Offering 86 m2 built area together with a private terrace of 9.81 m2, the apartment benefits from an excellent layout and a complete refurbishment finished in a tasteful modern style. Additional features include underground parking, lift access and air conditioning. Ideally situated just minutes from the beach, the promenade, international schools, restaurants, supermarkets and all amenities, this property represents an excellent opportunity as a permanent residence, stylish holiday home or investment in one of Marbella's most

sought-after areas. Key features: •2 bedrooms •2 bathrooms •Principal bedroom en suite •86 m2 built area •9.81 m2 private terrace •South-facing orientation •Garden views •Underground parking space •Gated community with 24-hour security •Communal swimming pool and paddle tennis court •Fully renovated •Air conditioning •Lift access 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 (gestor), 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 purchase: 570.900€. 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, Climatisation, None, Ascenseur, Sécurité 24H, Parking, None, None, None