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Sols

Marbella



Chambres: 3	Salles de bains: 2	M²: 109	Prix: 519 500 €
Statut: Vente	Type de propriété: Sols	Référence: R5397184	Publish date: 13.06.26

Vue d'ensemble:Golden Mile Apartment with Sea Views in Pinos de Nagüeles Situated within the prestigious urbanisation of Pinos de Nagüeles, in the heart of Marbella's sought after Golden Mile, this charming second floor apartment offers an exceptional opportunity to enjoy one of the most desirable residential locations on the Costa del Sol. Renowned for its tranquillity, security and privileged setting, the community combines peaceful surroundings with immediate access to Marbella's finest beaches, restaurants and amenities. The property features a bright and well proportioned layout comprising three bedrooms and two bathrooms, including a spacious en suite principal bedroom. With a total built area of 94.3 square metres, the apartment offers comfortable and functional living spaces designed for both everyday living and holiday enjoyment. A private terrace of 12.8 square metres provides the perfect setting to relax while enjoying beautiful views towards the Mediterranean Sea and the iconic La Concha mountain, creating a truly distinctive backdrop throughout the year. Residents of Pinos de Nagüeles benefit from beautifully maintained communal gardens, a large swimming pool and a tennis court, all set within a gated community known for its peaceful atmosphere. The development also offers concierge service and 24 hour security, ensuring privacy and peace of mind at all times. The property includes a private parking space, adding

further convenience to this attractive home in one of Marbella's most established and highly regarded communities. 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: 654.500€.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, Vue sur la mer, Ascenseur, None, Parking