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Sols

The Golden Mile



Chambres: 2	Salles de bains: 2	M²: 132	Prix: 1 260 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5398399	Publish date: 13.06.26

Vue d'ensemble:Set within one of Marbella's most prestigious beachfront locations, this elegant 2-bedroom, 2-bathroom apartment in Marina Mariola offers an exceptional opportunity to experience the Golden Mile from a privileged frontline setting. Perfectly positioned beside the seafront promenade, within walking distance of Marbella town centre and only a short drive from Puerto Banús, the property combines the serenity of Mediterranean living with the sophistication of one of Marbella's most exclusive residential enclaves. The charm of this apartment lies in the way it captures the essence of Marbella's coastal lifestyle. The terrace offers discreet lateral views towards the sea, together with a beautiful outlook towards La Concha, bringing together two of the city's most iconic elements. The interiors are bright, refined and comfortable, reflecting the quality that defines Marina Mariola. The living room opens directly onto the terrace, allowing natural light and sea breeze to flow through the home and creating a seamless connection between indoor and outdoor living. The master bedroom, with en-suite bathroom and direct terrace access, offers a serene private retreat. The second bedroom, complemented by an independent bathroom, is ideal for guests, family or as an elegant home office. Air conditioning, an alarm system, two private parking spaces and a storage room complete the property, adding comfort and practicality to an already outstanding

residence. Marina Mariola is renowned for its discreet elegance, excellent security and resort-style facilities. Residents enjoy direct access to the beach, a beautiful sea-facing swimming pool, a fully equipped gym, separate saunas for men and women, and peaceful landscaped interior gardens that enhance the sense of exclusivity and wellbeing. From this privileged address, the best of Marbella is effortlessly within reach: the beachfront promenade, fine dining venues, beach clubs and iconic spots such as Cappuccino Marbella are just moments away. It is the perfect setting for those seeking a refined coastal lifestyle in the heart of the Golden Mile. More than a beachfront apartment, this is an invitation to enjoy Marbella at its most elegant with the sea, the promenade and the timeless charm of the Golden Mile as part of daily life. Estimated costs payable by the buyer:The purchase is subject to Transfer Tax (ITP) pursuant to Law 5/2021 on Transferred Taxes, with a general maximum rate of 7%. The taxable base will be the higher of the price stated in the title deed and the cadastral reference value (Article 10 of the Revised Text of the Transfer Tax and Stamp Duty Act – TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of the public deed before a Notary and registration at the Land Registry are regulated by official tariff under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. As a general estimate, notary fees may range from €500 to €2,000, and Land Registry fees from €250 to €1,500. Administrative handling fees (gestoría), if voluntarily appointed, are freely agreed and are estimated to range between €300 and €500. The municipal capital gains tax (IIVTNU / plusvalía municipal) is payable by the seller pursuant to Article 104 of the Revised Text of the Local Finance Act (TRLRHL). Total estimated cost payable by the buyer: [XXX,XXX] (+10%) This estimate is provided for guidance purposes only and in accordance with Article 20.1.c) of the Revised Text of the General Law for the Protection of Consumers and Users (TRLGDCU). The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are payable by the seller. ALA

Caractéristiques:

None, Piscine, Vue sur la mer, Ascenseur, None, Parking