(+34) 951 621 899

info@marbellastarhomes.com

Пентхаус

Marbella



Комнат: 3

Ванных: 3

M²: 128

Цена: 649 000 €

Статус: Продажа

Тип недвижимости: Пентхаус

Референция: R5390275

Дата публикации: 01.06.26

Описание:Exclusive duplex penthouse with sea views in Pinos de Nagüeles. South-facing property with spectacular sea views, located in the exclusive Pinos de Nagüeles urbanisation. Set in the prestigious Marbella Golden Mile, this bright corner apartment stands out for its prime location, within walking distance to the beach, international schools, the promenade, shops, restaurants, and all amenities, and just a short drive from golf courses. The property features three bedrooms and three bathrooms, including a master en-suite. On the upper floor, two of the bedrooms enjoy access to their own private terraces. The spacious living and dining area opens onto a generous main terrace, ideal for relaxing or dining al fresco while enjoying sea views. The kitchen is fully fitted and includes a separate utility room. Located within a gated community with 24-hour security, the development offers beautifully maintained gardens, a large communal swimming pool, a clubhouse, and a paddle tennis court. Additional features include marble flooring, air conditioning, a lift, and an underground parking space conveniently close to the lift. A property that perfectly combines location, comfort, and Mediterranean lifestyle in one of Marbella's most sought-after areas. 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 purchase:713.900 € 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

Особенности:

Бассейн, Кондиционирование, Вид на море, Лифт, None, Охрана 24Ч, Parking, None, None, None