Sales - House - Marbella

4.490.000€











Ref.-ID: MIBGR5512144 **Marbella** **House**

Community: 3,420 EUR / year **IBI: 5,001 EUR / year** **6** **5** **785 m2** **1200 m2**

Exclusive Contemporary Villa with Spa, Rooftop Jacuzzi and Infinity Pool in La Cerquilla Villa Maryna is an exceptional contemporary villa situated in La Cerquilla, one of the most prestigious residential areas in Nueva Andalucía. Designed to combine luxury, comfort and sustainability, the property offers six bedrooms, seven bathrooms, and generous indoor and outdoor living spaces, perfectly suited to the Mediterranean lifestyle. Distributed across three levels, the villa features an elegant open-plan living area, a state of the art kitchen equipped with Gaggenau appliances, expansive terraces with an outdoor kitchen, and a stunning saltwater infinity pool. The principal suite, together with several additional en-suite bedrooms, ensures both privacy and comfort, while the rooftop terrace, complete with a jacuzzi and stylish lounge areas, enjoys beautiful views of the surrounding landscape. The lower level is dedicated to leisure and wellness, offering a gym, games room, and a spa area with a sauna and hammam, as well as versatile spaces that can be used as guest accommodation or a home office. Ideally located close to renowned golf courses, international schools, Puerto Banús, and Marbella's finest beaches, Villa Maryna represents an outstanding opportunity to enjoy an exclusive lifestyle in the heart of the Costa del Sol. 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: □4.939.000. 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

Orientation
- ✔ East Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ Fireplace

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Solarium
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Basement

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Garage

Utilities
- ✔ Drinkable Water
- ✔ Telephone