## Sales - Apartment - Marbella

# 1.990.000€

**Marbella** **Apartment**

**Community: 5,040 EUR / year** **IBI: 1,982 EUR / year** **Rubbish: 165 EUR / year**

**3** **3** **363 m2**

Exceptional duplex penthouse with a private infinity pool and panoramic Mediterranean views, occupying the upper floors of a gated residential community with 24-hour security cameras, beautifully maintained communal gardens and two communal swimming pools. Originally comprising two separate duplex apartments that have been joined together, the property offers 363.92 m2 of built space and 185.65 m2 of terraces, providing generous dimensions and exceptional potential for renovation and bespoke personalisation. Its current price reflects the property’s existing condition, presenting an attractive opportunity to create a contemporary tailor-made residence while enhancing its value through a comprehensive refurbishment. The main floor features a spectacular double-height living room, abundant natural light, large sliding glass doors and direct access to a spacious terrace. The semi-open-plan kitchen includes a generous central island, breakfast bar, dining area and a separate external service entrance. This level also comprises a bedroom with en-suite bathroom, a laundry room and extensive outdoor areas. The laundry room could potentially be reconfigured to incorporate a guest cloakroom. The upper floor accommodates the private quarters. The principal bedroom enjoys impressive panoramic sea views and is currently connected to a second bedroom through a space featuring a shower and Turkish bath. As part of a future renovation, the layout could be redesigned to create two independent bedrooms, each with its own en-suite bathroom. One of the property's most distinctive features is its private rooftop solarium with an infinity pool, surrounded by generous terraces and enjoying spectacular panoramic views of the Mediterranean and mountains. It also features a barbecue/outdoor kitchen area, awnings and a practical room with a shower and WC, creating an exceptional outdoor setting for relaxation and entertaining. There is also the possibility of installing a private lift connecting all floors, subject to the relevant technical and planning approvals. This could provide private key-controlled access from within the development, connecting directly to the main living area, principal bedroom and rooftop solarium, while the existing second entrance could be retained as a separate service entrance. Despite its proximity to the motorway, the property's orientation and construction prioritise the views and help minimise the impact of external traffic noise. Double glazing and high-quality window systems provide additional acoustic insulation, while the principal living spaces are oriented towards the panoramic Mediterranean views rather than the road. The property enjoys panoramic sea views from virtually every level, enhanced by its elevated position, orientation and extensive glazing. It also includes a private enclosed garage with space for two vehicles. The location is equally exceptional, just 2 minutes from Marbella town centre and approximately 5 minutes by car from Marbella’s Golden Mile and Puerto Banús, with convenient access to restaurants, boutiques, beaches and all amenities. With its exceptional proportions, double-height living room, extensive terraces, private infinity pool, secure setting, private garage and panoramic Mediterranean views, this property offers outstanding potential both as a luxury private residence and as a sophisticated renovation and value-enhancement project. 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: 2.189.000□.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

**Setting**
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

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

**Views**
- ✔ Sea Views

**Features**
- ✔ Private Terrace
- ✔ Solarium
- ✔ Sauna
- ✔ Wood Flooring

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

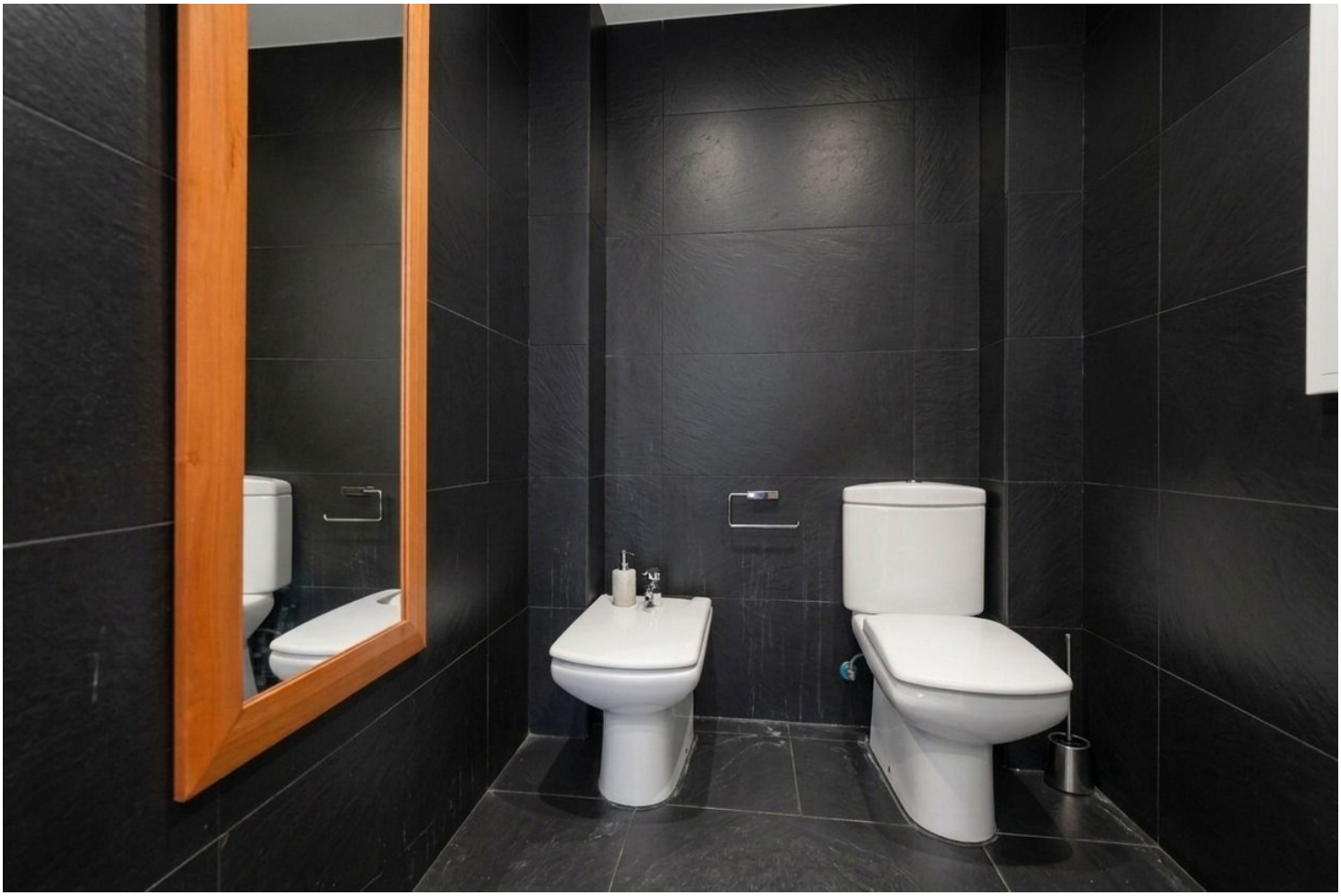
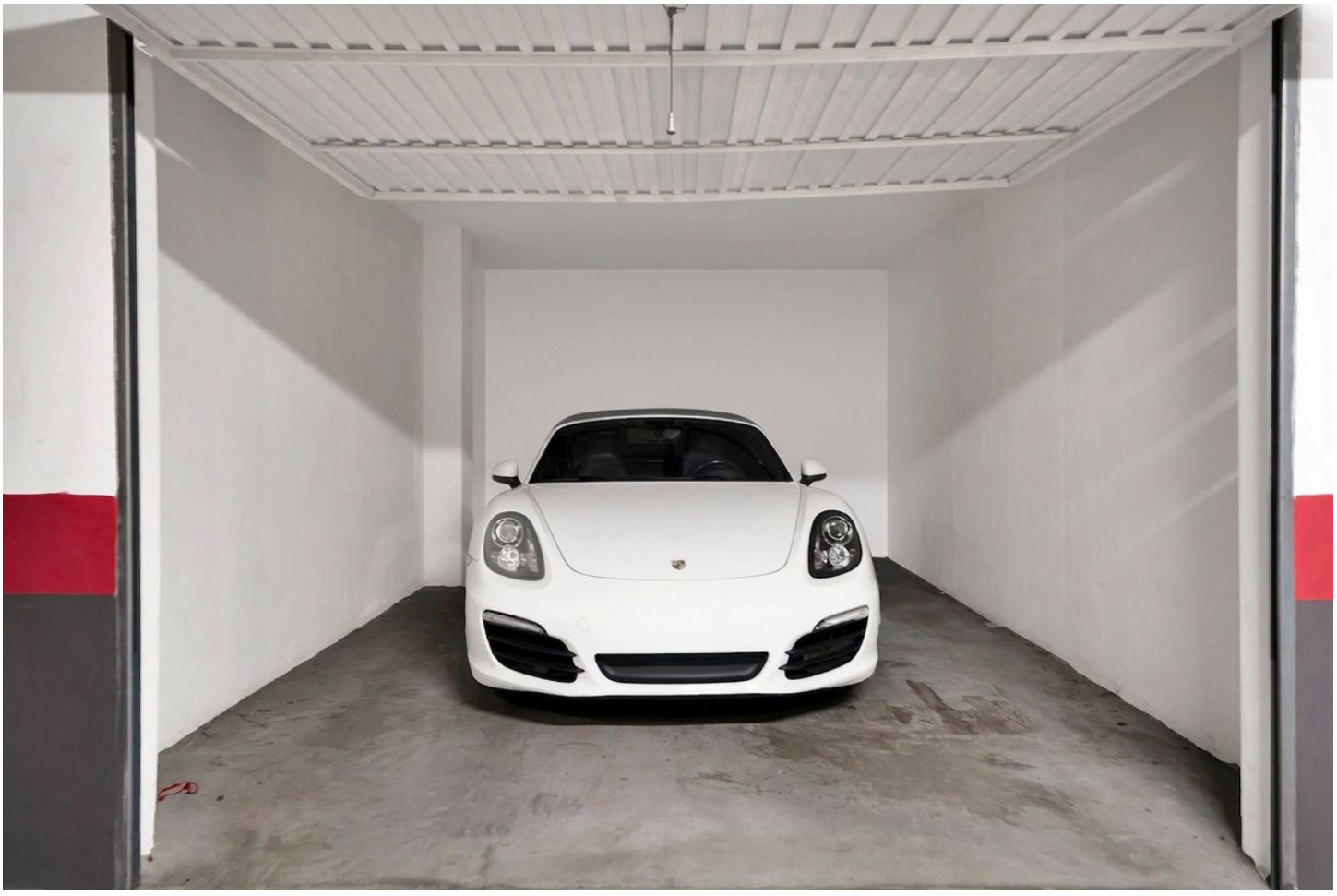
**Garden**
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Alarm System

**Parking**
- ✔ Garage

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

THIS IS
A HOAX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