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Sales - Apartment - Marbella

1.290.000€

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Ref.-ID: MIBGR5494849 **Marbella** **Apartment**

IBI: 1,085 EUR / year **Rubbish: 231 EUR / year**

 **2**  **2**  **121 m2**

Exclusive Beachfront Apartment in Las Cañas Beach, Marbella Situated within the prestigious Las Cañas Beach development, on Marbella’s renowned Golden Mile, this elegant apartment offers an exceptional combination of prime location, comfort and Mediterranean lifestyle. The property boasts 121.14 m2 of built area and 84.30 m2 of usable space, together with a spacious 37 m2 terrace, ideal for enjoying the privileged coastal surroundings. The accommodation comprises two generous bedrooms and two bathrooms, including a principal bedroom with en suite bathroom, creating a comfortable and functional living environment suitable both for year-round living and as an exclusive holiday residence in Marbella. A Luxury Retreat by the Sea Its privileged beachfront position provides direct access to the promenade and the Mediterranean, offering an exceptional residential experience on the Costa del Sol. The spacious terrace provides the perfect outdoor setting for relaxing, enjoying Marbella’s enviable climate and entertaining or spending quality time with family and friends. The property also includes a private parking space, providing additional convenience and security in a highly sought-after location where private parking is particularly valuable. Key Features - Prime Location: Frontline beach position on Marbella’s prestigious Golden Mile. - Layout: Two generous bedrooms and two well-appointed bathrooms, including an en-suite principal bedroom. - Built Area: 121.14 m2. - Usable Area: 84.30 m2. - Terrace: 37 m2. - Parking: Private parking space. Las Cañas Beach Development This exclusive gated residential complex offers 24 hour security and a private, tranquil setting. Residents benefit from: - Direct private access to the beach and promenade. - Communal swimming pools surrounded by beautifully landscaped tropical gardens. - Close proximity to the five-star Marbella Club and Puente Romano hotels. - Within easy walking distance of some of Marbella’s finest restaurants, exclusive beach clubs and boutiques. An exceptional property for those seeking a sophisticated residence in one of Marbella’s most exclusive locations, combining a frontline beach setting, generous outdoor space, contemporary design and an unrivalled position on the Golden Mile. 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: 1.419.000□. 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

Condition
- ✔ Fair Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Central Heating
- ✔ Fireplace

Views
- ✔ Sea Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Wood Flooring
- ✔ Marble Flooring

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Garage













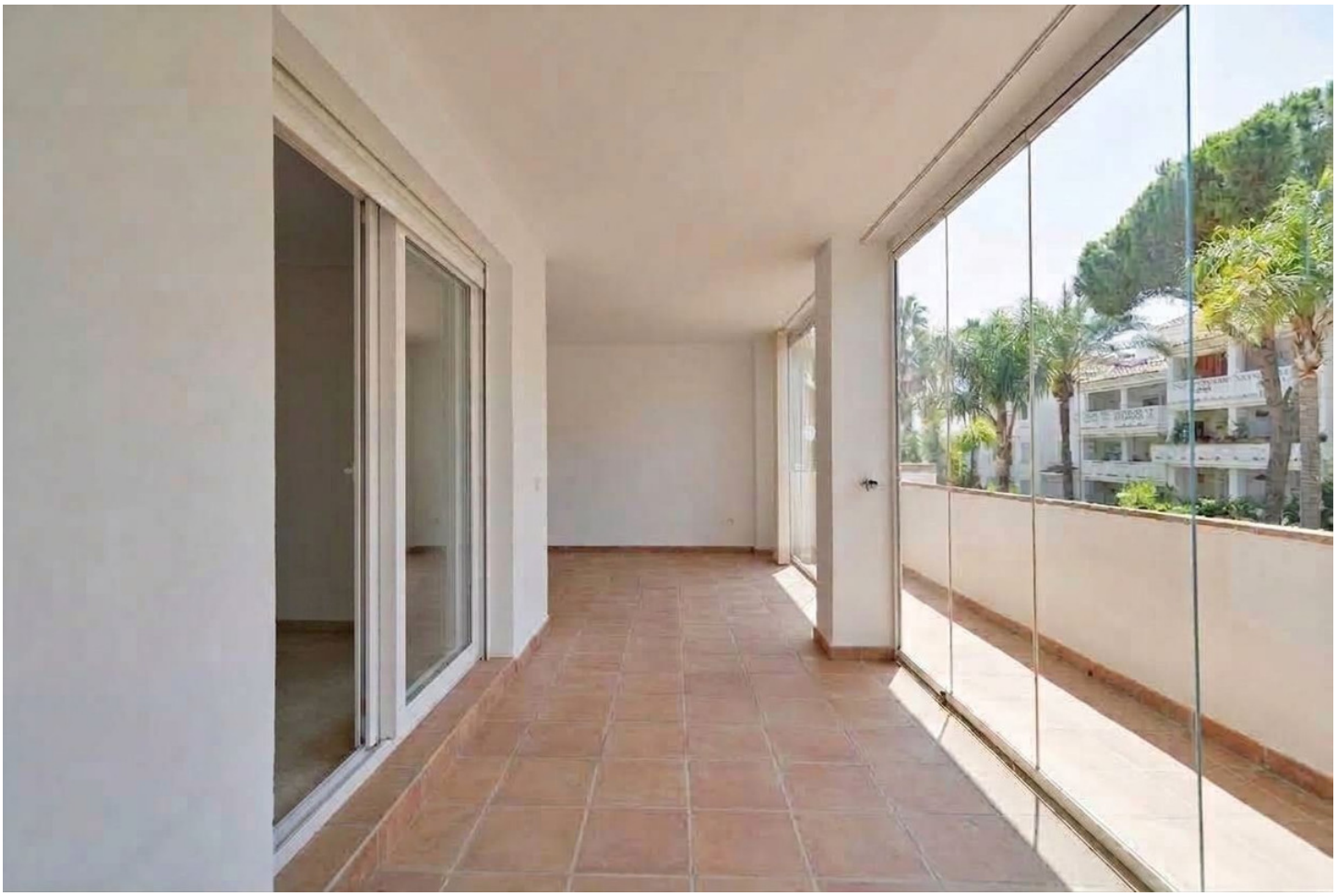


























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